



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**47 Manna Gum Drive,
PAKENHAM 3810**

House

3 beds

2 baths

2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$500,000 - \$520,000

Median sale price

Median **House** for **PAKENHAM** for period **Jan 2017 - Dec 2017**

Sourced from **Core Logic**.

\$460,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

22 Osborn Grove,
Pakenham 3810

Price \$530,000 Sold 29 July
2017

16 Yellow Gum Drive,
Pakenham 3810

Price \$510,000 Sold 30
September 2017

32 Devine Drive,
Pakenham 3810

Price \$505,000 Sold 09
November 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

Contact agents



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