
STATEMENT OF INFORMATION**Single residential property located
in the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

8 WARBLER STREET PAKENHAM 3810

Indicative selling price

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

Range between	\$556,000	&	\$605,000
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Median sale price

Median price	\$488,250	*House	X	*Unit		Suburb	PAKENHAM
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Period - From	Sep 2018	to	Jan 2019	Source	Pricefinder
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Comparable property sales

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.