



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**24 Manna Gum Drive,  
PAKENHAM 3810**

House

4 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$470,000 - \$485,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Jul 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$521,000**

### 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.

**68 Murphy Road,**  
Pakenham 3810

**Price \$512,000** Sold 13  
August 2018

**6 Kelly Court,**  
Pakenham 3810

**Price \$552,000** Sold 10  
August 2018

**9 Blue Gum Court,**  
Pakenham 3810

**Price \$500,000** Sold 02  
August 2018

### 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 Pricefinder.

### Stockdale & Leggo Pakenham

Shop 4, 89 Main Street,  
Pakenham VIC 3810

### Contact agents



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