



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 4 Yarra Close, PAKENHAM 3810

#### Indicative selling price

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

**Range \$570,000 - \$620,000**

#### Median sale price

Median **House** for **PAKENHAM** for period **Nov 2018 - Oct 2019**

Sourced from **Corelogic**.

**\$490,000**

#### 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.

**1 Yarra Close ,**  
Pakenham 3810

**Price \$715,000** Sold 10  
October 2019

**11 Villella Drive,**  
Pakenham 3810

**Price \$591,000** Sold 02  
October 2019

**1 Grattan Way ,**  
Pakenham 3810

**Price \$580,000** Sold 25 June  
2019

This Statement of Information was prepared on 25th Nov 2019

#### 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 Corelogic.

#### Grant's Estate Agents - Narre Warren

9 Webb Street,  
Narre Warren VIC 3805

#### Contact agents



**Sharon Dyer**  
Grant's Estate Agents

03 9704 8899  
0417 114 133  
[sharon.dyer@grantsea.com.au](mailto:sharon.dyer@grantsea.com.au)