



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5 Gibb Court, PAKENHAM 3810

House



3 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 from \$440,000 -  
\$480,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Sep 2016 - Aug 2017**  
Sourced from **Core Logic**.

**\$420,000**

### 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.

**86 Duncan Drive,** Price **\$450,000** Sold 10 July 2017  
Pakenham 3810

**26 Duncan Drive,** Price **\$462,000** Sold 21 August 2017  
Pakenham 3810

**1 McNamara Court,** Price **\$471,000** Sold 16 August 2017  
Pakenham 3810

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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