



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 Dunbarton Drive,  
PAKENHAM 3810**

### Indicative selling price

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

**Range \$510,000 - \$560,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$507,600**

### 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.

**47 Fallingwater Drive,**  
Pakenham 3810

**Price \$505,000** Sold 17  
August 2017

**3 Kathryn Close,**  
Pakenham 3810

**Price \$495,000** Sold 15  
November 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 Pricefinder.

### Contact agents



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