



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**21 Half Moon Crescent,  
PAKENHAM 3810**

### Indicative selling price

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

**Range \$590,000 - \$640,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Sep 2019 - Aug 2019**

Sourced from **Core Logic**.

**\$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.

**6 Albert,**  
Pakenham 3810

**Price \$635,000** Sold 07  
August 2019

**19 Corymbia,**  
Pakenham 3810

**Price \$582,000** Sold 03 July  
2019

**3 Illawarra Way,**  
Pakenham 3810

**Price \$592,500** Sold 28 June  
2019

This Statement of Information was prepared on 19th Sep 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 Core Logic.

House

4 beds

2 baths

2 parking

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

9 Webb Street,  
Narre Warren VIC 3805

### Contact agents



**Andrea O'Connor**  
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