



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 Wild Cherry Avenue, PAKENHAM 3810

House



3 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$480,000 - \$520,000

Median sale price

Median **House** for **PAKENHAM** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

\$525,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

21 Wild Cherry Avenue,
Pakenham 3810

Price **\$520,000** Sold 21
November 2017

48 Melissa Way,
Pakenham 3810

Price **\$502,000** Sold 31
December 2017

41 Pomegranate Way,
Pakenham 3810

Price **\$500,000** Sold 27
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.

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