



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**23 Warbler Street,
PAKENHAM 3810**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$500,000 - \$550,000

Median sale price

Median **House** for **PAKENHAM** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$495,000

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.

17 Serenity Street,
Pakenham 3810

Price **\$515,000** Sold 15
March 2018

77 Willowtree Drive,
Pakenham 3810

Price **\$540,000** Sold 22
February 2018

2 Fable Grove,
Pakenham 3810

Price **\$550,000** Sold 18
December 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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