



Statement of Information

Sections 47AF of the Estate Agents Act 1980

61 Fallingwater Drive, PAKENHAM 3810

Indicative selling price

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

Range \$450,000 - \$470,000

Median sale price

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

Sourced from **Pricefinder**.

\$499,050

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.

32 Cascade Way,
Pakenham 3810

Price **\$452,000** Sold 17 April
2018

31 Irving Road,
Pakenham 3810

Price **\$460,250** Sold 18
January 2018

43 Simon Drive,
Pakenham 3810

Price **\$480,000** Sold 09
January 2018

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.

Ray White Pakenham

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Contact agents



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