

# Statement of Information

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/36 SILVER GUM DRIVE, PAKENHAM VICTORIA 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$395,000

\*House

Unit

Suburb  
or locality

Pakenham

Period - From

01/01/2018

to

31/12/2018

Source

Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|                                     |           |            |
|-------------------------------------|-----------|------------|
| 2/3 THWAITES WAY, PAKENHAM VIC 3810 | \$420,000 | 01/09/2018 |
| 6/76 MURPHY ROAD, PAKENHAM VIC 3810 | \$360,000 | 18/09/2018 |
| 4/36 JOHN STREET, PAKENHAM VIC 3810 | \$320,000 | 28/12/2018 |