



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**22B Ahern Road,
PAKENHAM 3810**

Indicative selling price

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

Range \$390,000 - \$425,000

Median sale price

Median for **PAKENHAM** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$485,000

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.

13 Herbert Street, Pakenham 3810	Price \$400,000 Sold 16 June 2019
20 Field Street, Pakenham 3810	Price \$402,000 Sold 01 July 2019
3 McClenaghan Place, Pakenham 3810	Price \$410,000 Sold 21 July 2019

This Statement of Information was prepared on 25th Nov 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 Pricefinder.

3 beds 2 baths 1 parking

LJ Hooker Pakenham

45 John Street,
Pakenham VIC 3810

Contact agents



Cale Popovits
LJ Hooker

03 5941 3355
0417 037 299
cpopovits.pakenham@ljhooker.com.au

