



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 34 Simon Drive, PAKENHAM 3810

Indicative selling price

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

Range \$385,000 - \$420,000

Median sale price

Median **Residential** for **PAKENHAM** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$492,500

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.

3 Ben Dr, Pakenham 3810	Price \$420,000 Sold 07 August 2019
6 Highview Crt, Pakenham 3810	Price \$420,000 Sold 30 June 2019
15 Kara Crt, Pakenham 3810	Price \$408,000 Sold 15 June 2019

This Statement of Information was prepared on 19th Sep 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.

Residential



3 beds



2 baths



1 parking

LJ Hooker

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

 **LJ Hooker**