

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3 Mark Place,  
PAKENHAM 3810**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$395,000 - \$430,000**

### 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.

<b>6 Rockford Street,</b> Pakenham 3810	Price <b>\$420,000</b> Sold 21 July 2019
<b>6 Highview Court,</b> Pakenham 3810	Price <b>\$420,000</b> Sold 30 June 2019
<b>122 Racecourse Road,</b> Pakenham 3810	Price <b>\$410,000</b> Sold 15 June 2019

This Statement of Information was prepared on 28th Oct 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.

    
**LJ Hooker**

#### LJ Hooker Pakenham

45 John Street,  
Pakenham VIC 3810

#### Contact agents



**Jack Anning**  
LJ Hooker

03 59 41 3355  
0488 558 531

[janning.pakenham@ljhooker.com.au](mailto:janning.pakenham@ljhooker.com.au)

