



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/142 Toomuc Valley Road, PAKENHAM 3810

### Indicative selling price

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

**Range \$330,000 - \$360,000**

### Median sale price

Median **Unit** for **PAKENHAM** for period **Jul 2018 - Jun 2019**  
Sourced from **Pricefinder**.

**\$367,000**

### 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>2/1 Meaby Drive,</b> Pakenham 3810	Price <b>\$345,000</b> Sold 19 July 2019
<b>13/21 Parman Avenue,</b> Pakenham 3810	Price <b>\$335,000</b> Sold 18 April 2019
<b>40/11 Hawk Avenue,</b> Pakenham 3810	Price <b>\$340,000</b> Sold 12 April 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 Pakenham

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#### Contact agents



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