

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3 Dany Road,
PAKENHAM 3810**

Indicative selling price

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

Single price \$525,000

Median sale price

Median **House** for **PAKENHAM** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$480,000

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.

1 Hale Place,
Pakenham 3810

Price \$510,000 Sold 09
August 2019

16 Adrian Drive,
Pakenham 3810

Price \$515,000 Sold 18 April
2019

7 Nicola Court,
Pakenham 3810

Price \$520,000 Sold 25
March 2019

This Statement of Information was prepared on 16th 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.

House



4 beds



2 baths



2 parking

Stockdale & Leggo Drouin

41-43 Princes Way,
Drouin VIC 3818

Contact agents



Michael Asche
Stockdale & Leggo

03 5625 1155
0418 393 324

masche@stockdaleleggo.com.au