

## 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](http://consumer.vic.gov.au/underquoting)

**Single price \$510,000**

### 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 Place,**  
Pakenham 3810

**Price \$520,000** Sold 25  
March 2019

This Statement of Information was prepared on 1st 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.

House



4 beds



2 baths



2 parking

### Stockdale & Leggo Pakenham

9/22 - 26 Bald Hill Road,  
Pakenham VIC 3810

### Contact agents



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