

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Dusseldorp Avenue,  
PAKENHAM 3810

### Indicative selling price

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

**Range \$445,000 - \$485,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Apr 2017 - Mar 2018**  
Sourced from **Pricefinder**.

**\$495,000**

### 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>3 Wonboyn Close,</b> Pakenham 3810	Price <b>\$528,000</b> Sold 12 June 2018
<b>35 Edenbrook Circuit,</b> Pakenham 3810	Price <b>\$520,000</b> Sold 25 May 2018
<b>38 Inspiration Circuit,</b> Pakenham 3810	Price <b>\$535,000</b> Sold 25 May 2018

### 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



1 parking

### LJ Hooker Pakenham

45 John Street,  
Pakenham VIC 3810

### Contact agents



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