

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

169 (Lot 27) Blue Horizons  
Way,  
PAKENHAM 3810

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$ 485,500**

### Median sale price

Median **House** for **PAKENHAM** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

**\$ 418,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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>25 Sapphire Crescent,</b> Pakenham 3810	<b>Price \$ 468,000</b> Sold 05 June 2017
<b>113 Blue Horizons Way,</b> Pakenham 3810	<b>Price \$ 470,000</b> Sold 05 June 2017
<b>27 Sapphire Crescent,</b> Pakenham 3810	<b>Price \$ 486,000</b> Sold 30 May 2017

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.

### Contact agents

 **Michael Asche**  
Stockdale & Leggo

03 59 40 2255  
0418 393 324

[masche@stockdaleleggo.com.au](mailto:masche@stockdaleleggo.com.au)

### Stockdale & Leggo Pakenham

Shop 4, 89 Main Street,  
Pakenham VIC 3810