



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**25 Azalea Avenue,  
PAKENHAM 3810**

House



3 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)

**Range \$465,000 - \$495,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$450,000**

### 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.

**1 Gilmore Street,**  
Pakenham 3810

Price **\$500,000** Sold 10 October 2017

**49 Fallingwater Drive,**  
Pakenham 3810

Price **\$501,000** Sold 27 July 2017

**4 Toorang Court,**  
Pakenham 3810

Price **\$435,000** Sold 15 July 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

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### **Stockdale & Leggo Pakenham**

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