



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

33 Ashwood grove,  
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)

Range \$530,000 - \$570,000

## Median sale price

Median House for PAKENHAM for period Oct 2017 - Sep 2018

Sourced from Pricefinder.

\$522,250

## 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.

11 Ginoa Grove,  
Pakenham 3810

Price \$615,000 Sold 11 July  
2018

7 Creekwood Avenue,  
Pakenham 3810

Price \$650,000 Sold 20 June  
2018

73 Moore Mews,  
Pakenham 3810

Price \$620,000 Sold 07 June  
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.

## Stockdale & Leggo Pakenham

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

## Contact agents



Mark Woods  
Stockdale & Leggo

03 5940 2255  
0417 504 583  
[mwoods@stockdaleleggo.com.au](mailto:mwoods@stockdaleleggo.com.au)