



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**49 Clifford Drive,  
PAKENHAM 3810**

### Indicative selling price

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

**Range \$450,000 - \$495,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$515,000**

### 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.

**15 Azalea Avenue,**  
Pakenham 3810

**Price \$495,000** Sold 28 July  
2018

**1 Azalea Avenue,**  
Pakenham 3810

**Price \$535,500** Sold 21 May  
2018

**11 Elwood Avenue,**  
Pakenham 3810

**Price \$490,000** Sold 18  
February 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



3 beds



2 baths



2 parking

### Grant's Estate Agents - Pakenham Branch Office

3/51 John St,  
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### Contact agents



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