

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/10 AZURE COURT PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/7 DELFT PLACE PAKENHAM VIC 3810	\$530,000	17-Apr-23
4/2-4 BLUEHILLS BOULEVARD PAKENHAM VIC 3810	\$520,000	01-Jul-23
5/2-4 BLUEHILLS BOULEVARD PAKENHAM VIC 3810	\$525,000	03-Oct-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**1/7 DELFT PLACE PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$530,000**

Sold Date

**17-Apr-23**

Distance

**0.03km**



**4/2-4 BLUEHILLS BOULEVARD PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$520,000**

Sold Date

**01-Jul-23**

Distance

**0.32km**



**5/2-4 BLUEHILLS BOULEVARD PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$525,000**

Sold Date

**03-Oct-23**

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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