

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 30 Edgeware Close, Pakenham Vic 3810

### Indicative selling price

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

\$458,000

&

\$473,000

### Median sale price

Median price \$510,500

\*House

x

\*Unit

Suburb Pakenham

Period - From 03.01.18

to 03.04.18

Source [Pricerfinder.com.au](http://Pricerfinder.com.au)

### Comparable property sales

**A\*** 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 5 Dealbata Lane Pakenham Vic 3810	\$472,000	20.02.18
2. 8 Pendula Place, Pakenham Vic 3810	\$470,000	10.10.17
3. 2A Pomegranate Way, Pakenham Vic 3810	\$470,000	23.01.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 09.04.18

## Additional information about comparable sales.

	<b>5 Dealbata Lane Pakenham, VIC, 3810</b>	3 2 2 238m <sup>2</sup> Approx.
	<b>Sale Price: \$472,000</b>	<b>Sale Date: 20 Feb 2018</b>
	Owner Name: A Pitt, B Pitt	Distance: 1.03km
	Category: House: One Storey / Lowset	Zoning: Comprehensive Development Zone - Schedule 1
	Land Use: Detached Dwelling (existing)	Eq. Building Area: 31.0m <sup>2</sup>
	<b>8 Pendula Place Pakenham, VIC, 3810</b>	3 2 2 238m <sup>2</sup> Approx.
	<b>Sale Price: \$470,000</b>	<b>Sale Date: 10 Oct 2017</b>
	Owner Name: K Wijetunge	Distance: 1.53km
	Category: House: Standard	Zoning: Comprehensive Development Zone - Schedule 1
	Land Use: Detached Dwelling	
	<b>2A Pomegranate Way Pakenham, VIC, 3810</b>	3 2 2 305m <sup>2</sup> Approx.
	<b>Sale Price: \$470,000</b>	<b>Sale Date: 23 Jan 2018</b>
	Owner Name: E Luker, J Luker	Distance: 1.82km
	Category: House: One Storey / Lowset	Zoning: General Residential Zone - Schedule 1
	Land Use: Detached Dwelling	

Property data source: [REIV propertydata.com.au](https://propertydata.com.au). Generated on 09.04.18