
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

7/17 Edgeware Close, Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$385,000

&

\$423,500

Median sale price

Median price

\$428,000

House

X

Unit

Suburb

Pakenham

Period - From

01 January 17

to

31 March 2017

Source

PriceFinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Stonebridge Lane, Pakenham VIC 3810	\$420,500	15 Jul 17
36 Edgeware Close. Pakenham VIC 3810	\$415,000	03 Aug 17
12 Stonebridge Lane, Pakenham VIC 3810	\$385,000	07 Oct 17

Additional information about comparable sales.



**4 Stonebridge Lane Pakenham VIC
3810**

 3  2  2

Sold Price

\$420,500

Sold Date

15-Jul-17

Distance

0.23km



**36 Edgeware Close Pakenham VIC
3810**

 3  2  2

Sold Price

\$415,000

Sold Date

03-Aug-17

Distance

0.06km



**12 Stonebridge Lane Pakenham VIC
3810**

 2  2  1

Sold Price

\$385,000

Sold Date

07-Oct-17

Distance

0.25km