

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 47 Edmund Street Pakenham 3810

Indicative selling price

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

\$495,000

&

\$544,500

Median sale price

Median price \$530,000

House

X

Unit

Suburb

Pakenham 3810

Period - From 17/06/2018

to

17/09/2018

Source

Pricefinder.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. 35 Stringy Bark Circuit, Pakenham	\$502,000	09.07.18
2. 13 Stringy Bark Circuit, Pakenham	\$535,000	13.08.18
3. 3 Wonboyn Close, Pakenham	\$528,000	05.6.18

Property data source: Pricefinder.com.au. Generated on 17th September 2018.