

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

36 Edgeware Close Pakenham VIC 3810

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

House

Suburb

Pakenham

Period-from

01 May 2020

to

30 Apr 2021

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

93 The Parkway Pakenham VIC 3810	\$487,000	30-Mar-21
75 Havana Parade Pakenham VIC 3810	\$480,000	14-Mar-21
16 Harlesden Circuit Pakenham VIC 3810	\$520,000	21-Feb-21

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.~~

This Statement of Information was prepared on: 25 May 2021



93 The Parkway Pakenham VIC 3810

3 2 2

Sold Price

RS

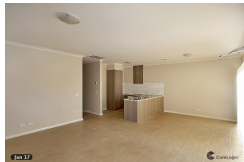
\$487,000

Sold Date

30-Mar-21

Distance

1.44km



75 Havana Parade Pakenham VIC 3810

3 2 1

Sold Price

\$480,000

Sold Date

14-Mar-21

Distance

0.81km



16 Harlesden Circuit Pakenham VIC 3810

3 2 2

Sold Price

\$520,000

Sold Date

21-Feb-21

Distance

0.08km



38 Edgeware Close Pakenham VIC 3810

3 2 2

Sold Price

\$425,000

Sold Date

13-Nov-20

Distance

0.01km



57 Lakeside Boulevard Pakenham VIC 3810

3 2 2

Sold Price

\$540,000

Sold Date

13-Nov-20

Distance

0.06km



6 Haakman Way Pakenham VIC 3810

3 2 1

Sold Price

\$470,000

Sold Date

12-Feb-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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