

## 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

9 EDAN COURT PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

3 HIGHLAND DRIVE PAKENHAM VIC 3810	\$690,000	07-Mar-22
11 EDAN COURT PAKENHAM VIC 3810	\$680,000	03-Feb-22
8 MCGILL COURT PAKENHAM VIC 3810	\$665,000	23-Feb-22

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: 15 March 2022



### 3 HIGHLAND DRIVE PAKENHAM VIC 3810

 3  2  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **07-Mar-22**

Distance **0.74km**



### 11 EDAN COURT PAKENHAM VIC 3810

 3  2  3

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date **03-Feb-22**

Distance **0.02km**



### 8 MCGILL COURT PAKENHAM VIC 3810

 3  2  4

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date **23-Feb-22**

Distance **0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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