

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

26/17 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Dec 2022

to

30 Nov 2023

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

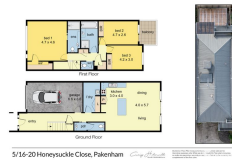
Date of sale

5/16-20 HONEYSUCKLE CLOSE PAKENHAM VIC 3810	\$593,000	06-Nov-23
13 HIGGINS COURT PAKENHAM VIC 3810	\$558,000	20-Jun-23
8 TODD LANE PAKENHAM VIC 3810	\$591,000	06-Nov-23

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: 04 December 2023



5/16-20 HONEYSUCKLE CLOSE PAKENHAM VIC 3810

3 2 1

Sold Price ^{RS} **\$593,000** ^{UN} Sold Date **06-Nov-23**

Distance **0.51km**



13 HIGGINS COURT PAKENHAM VIC 3810

3 2 2

Sold Price **\$558,000** Sold Date **20-Jun-23**

Distance **1.17km**



8 TODD LANE PAKENHAM VIC 3810

4 2 2

Sold Price ^{RS} **\$591,000** Sold Date **06-Nov-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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