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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

25 Edenbrook Circuit Pakenham VIC 3810

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$616,000

### Median Sale Price

\$515,000 Houses in Pakenham between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

### Comparable Property Sales

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.



**17 Loxton Way Pakenham VIC 3810** Sold Price **\$620,000** Sold Date **07-May-19**

4 2 2

Distance **1.55km**



**6 Audley Street Pakenham VIC 3810** Sold Price **\$580,000** Sold Date **18-Apr-19**

4 2 2

Distance **1.29km**



**10 Moore Mews Pakenham VIC 3810** Sold Price **\$560,000** Sold Date **28-Feb-19**

4 2 2

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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