
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 22 Edmund Street, Pakenham VIC 3810

Indicative selling price

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

\$585,000

&

\$640,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb Pakenham

Period - From Jan 18

to March 18

Source PriceFinder

Comparable property sales

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
14 Montalto Drive, Pakenham VIC 3810	\$630,000	03 May 18
21 Edenbrook Circuit, Pakenham VIC 3810	\$620,000	13 Dec 17
6 Currawong Crescent, Pakenham VIC 3810	\$606,000	06 Feb 18

Additional information about comparable sales.



14 Montalto Drive Pakenham VIC 3810

4 2 2

Sold Price

\$630,000

Sold Date

03-May-18

Distance

1.68km



21 Edenbrook Circuit Pakenham VIC 3810

4 2 2

Sold Price

\$620,000

Sold Date

13-Dec-17

Distance

1.2km



6 Currawong Crescent Pakenham VIC 3810

4 2 2

Sold Price

\$606,000

Sold Date

06-Feb-18

Distance

1.03km