

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 19 Edenbrook Circuit, Pakenham, VIC 3810

Indicative selling price

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

Price Range

\$639,000

&

\$699,000

Median sale price

Median price

\$652,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/10/2021

to

30/09/2022

Source

Pricefinder

Comparable property sales

A 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
11 CORNFLOWER STREET, PAKENHAM VIC 3810	\$698,000	27/05/2022
5 VICTORY DRIVE PAKENHAM	\$670,000	28/07/2022
13 ISABEL STREET, PAKENHAM VIC 3810	\$694,000	23/05/2022

This Statement of Information was prepared on: 18/10/2022