
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 23 Edenbrook Circuit, Pakenham Vic 3810

Indicative selling price

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

\$460,000

&

\$506,000

Median sale price

Median price

\$480,000

*House

x

*Unit

Suburb Pakenham

Period - From 05.03.19

to 05.06.19

Source pricefinder.com.au

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
1. 12 Bavaria Lane, Pakenham Vic 3810	\$500,000	28.02.19
2. 15 Victory Drive, Pakenham Vic 3810	\$471,000	28.05.19
3. 57 Victory Drive, Pakenham Vic 3810	\$505,000	18.03.19

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 5th June 2019

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.

	12 Bavaria Lane Pakenham VIC 3810	Sold Price	\$500,000	Sold Date	28-Feb-19
	 4  2  2			Distance	0.35km
	15 Victory Drive Pakenham VIC 3810	Sold Price	\$471,000	Sold Date	28-May-19
	 4  2  2			Distance	0.43km
	57 Victory Drive Pakenham VIC 3810	Sold Price	\$505,000	Sold Date	18-Mar-19
	 4  2  2			Distance	0.59km

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 5th June 2019