

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

2 EDAN COURT 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 2025

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

20 EDAN COURT PAKENHAM VIC 3810	\$630,000	16-Jan-25
14 CAITLIN DRIVE PAKENHAM VIC 3810	\$690,000	10-Apr-25

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.

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20 EDAN COURT PAKENHAM VIC 3810

Sold Price

\$630,000

Sold Date

16-Jan-25

 3

 2

 1

Distance

0.17km



14 CAITLIN DRIVE PAKENHAM VIC 3810

Sold Price

^{RS} **\$690,000**

Sold Date

10-Apr-25

 3

 2

 3

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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