

# 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 24/17 Edgeware Close, Pakenham, VIC 3810

### Indicative selling price

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

Price Range

\$420,000

&

\$460,000

### Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Pakenham (3810)

Period - From

01/11/2018

to

31/10/2019

Source

Corelogic

### Comparable property sales

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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
9 EGRET WAY, PAKENHAM VIC 3810	\$450,000	14/11/2019
9 CABERNET WAY, PAKENHAM VIC 3810	\$440,000	04/10/2019
32 OBRIEN PARADE, PAKENHAM VIC 3810	\$432,500	06/09/2019

This Statement of Information was prepared on: 27/11/2019