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 58 EDGEWARE CLOSE 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	\$500,000	&	\$550,000
	Detween			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$660,000	Prop	erty type	House		Suburb	Pakenham
Period-from	01 May 2024	to	30 Apr 2	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
7/2 BLUESTONE STREET PAKENHAM VIC 3810	\$550,000	18-Feb-25
60 THE PARKWAY PAKENHAM VIC 3810	\$521,000	29-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.

This Statement of Information was prepared on: 25 May 2025





Dave Reilly

M 0437347665

E d.reilly@barryplant.com



7/2 BLUESTONE STREET PAKENHAM VIC 3810

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Sold Price

\$550,000 Sold Date 18-Feb-25

Distance 1.76km



60 THE PARKWAY PAKENHAM VIC Sold Price 3810

□ 3 **□** 2 **□** 1

**\$521,000 Sold Date 29-Apr-25

Distance 1.63km

RS = Recent sale

UN = Undisclosed Sale

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