

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

7 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 2023

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

| | | |
|--------------------------------------|-----------|-----------|
| 10 WEMBLEY CIRCUIT PAKENHAM VIC 3810 | \$840,000 | 04-May-23 |
| 27 SPRING CIRCUIT PAKENHAM VIC 3810 | \$830,000 | 09-Aug-23 |
| 14 ARBOUR RISE PAKENHAM VIC 3810 | \$875,000 | 02-Jun-23 |

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: 06 September 2023

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**10 WEMBLEY CIRCUIT PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$840,000

Sold Date **04-May-23**

Distance **0.09km**



**27 SPRING CIRCUIT PAKENHAM
VIC 3810**

 4  2  2

Sold Price

^{RS} **\$830,000**

Sold Date **09-Aug-23**

Distance **0.31km**



**14 ARBOUR RISE PAKENHAM VIC
3810**

 4  2  2

Sold Price

\$875,000

Sold Date **02-Jun-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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