



STATEMENT OF INFORMATION

11 EDGEWARE CLOSE, PAKENHAM, VIC 3810

PREPARED BY EMIL SAWIRIS, ALEX SCOTT BERWICK, PHONE: 0411 886 807

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

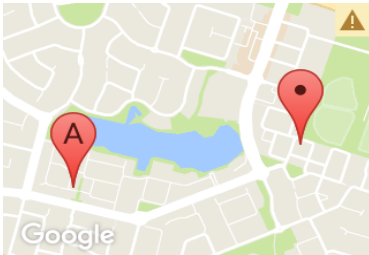
**11 EDGEWARE CLOSE, PAKENHAM, VIC**

3 3 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$425,000**

Provided by: Emil Sawiris, Alex Scott Berwick

MEDIAN SALE PRICE

**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (Unit)

\$318,250

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.

**11 EGRET WAY, PAKENHAM, VIC 3810**

3 2 2

Sale Price***\$430,000**

Sale Date: 24/07/2017

Distance from Property: 755m



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

11 EDGEWARE CLOSE, PAKENHAM, VIC 3810

Indicative selling price

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

Single Price:

\$425,000

Median sale price

Median price

\$318,250

House

Unit

Suburb

PAKENHAM

Period

01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

11 EGRET WAY, PAKENHAM, VIC 3810

*\$430,000

24/07/2017