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	3/1 Henry Street 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Mar 2020	to	28 Feb 2021	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
1/47 Princes Highway Pakenham VIC 3810	$460,000	31-Oct-19
1/34 Main Street Pakenham VIC 3810	$460,000	28-May-20
1/11 Henty Street Pakenham VIC 3810	$460,000	22-Oct-20

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: 17 March 2021

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1/47 Princes Highway Pakenham VIC 3810

3 2 2

Sold Price **$460,000** Sold Date **31-Oct-19**

Distance **0.09km**



1/34 Main Street Pakenham VIC 3810

3 1 5

Sold Price Sold Date **28-May-20**

Distance **0.29km**



1/11 Henty Street Pakenham VIC 3810

4 2 2

Sold Price Sold Date **22-Oct-20**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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