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	2/83 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	$330,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Apr 2020	to	31 Mar 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
15/37 King Street Pakenham VIC 3810	$340,000	22-Feb-21
4/7 Princes Highway Pakenham VIC 3810	$347,500	09-Feb-21
2/7 Inverness Close Pakenham VIC 3810	$350,000	09-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: 15 April 2021

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15/37 King Street Pakenham VIC 3810

2 1 1

Sold Price **$340,000** Sold Date **22-Feb-21**

Distance **0.29km**

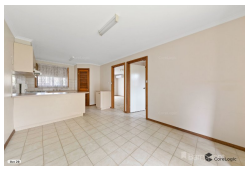


4/7 Princes Highway Pakenham VIC 3810

2 1 1

Sold Price **$347,500** Sold Date **09-Feb-21**

Distance **0.61km**



2/7 Inverness Close Pakenham VIC 3810

2 1 1

Sold Price **$350,000** Sold Date **09-Oct-20**

Distance **1.55km**

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

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