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	1/4 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	$530,000	&	$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$488,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Apr 2024	to	31 Mar 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
5/4 ANDERSON STREET PAKENHAM VIC 3810	$540,000	11-Nov-24
9/11-13 KING STREET PAKENHAM VIC 3810	$480,000	28-Mar-25
4 NEMO STREET PAKENHAM VIC 3810	$555,000	08-Nov-24

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: 24 April 2025

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5/4 ANDERSON STREET PAKENHAM VIC 3810

2 2 2

Sold Price **$540,000** Sold Date **11-Nov-24**

Distance **0.09km**



9/11-13 KING STREET PAKENHAM VIC 3810

3 1 1

Sold Price RS **$480,000** Sold Date **28-Mar-25**

Distance **0.49km**



4 NEMO STREET PAKENHAM VIC 3810

3 2 2

Sold Price **$555,000** Sold Date **08-Nov-24**

Distance **0.6km**

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

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