

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

6/180 HENRY ROAD 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/2 BLUESTONE STREET PAKENHAM VIC 3810	\$545,000	27-Nov-23
13 SPIRAL PLACE OFFICER VIC 3809	\$560,000	24-Sep-23
56 ARMIDALE DRIVE PAKENHAM VIC 3810	\$570,000	30-Oct-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: 07 February 2024

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2/2 BLUESTONE STREET PAKENHAM VIC 3810

3 2 2

Sold Price

RS

\$545,000

Sold Date **27-Nov-23**

Distance **0.06km**



13 SPIRAL PLACE OFFICER VIC 3809

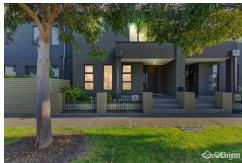
3 2 1

Sold Price

\$560,000

Sold Date **24-Sep-23**

Distance **3.39km**



56 ARMIDALE DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

\$570,000

Sold Date **30-Oct-23**

Distance **4.46km**

RS = Recent sale

UN = Undisclosed Sale

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