

## 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

3/89 Henry Street Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jan 2020

to

31 Dec 2020

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

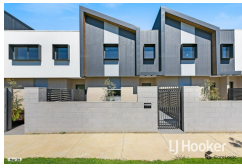
14/89 Henry Street Pakenham VIC 3810	\$425,000	15-Oct-20
10/25 King Street Pakenham VIC 3810	\$475,000	03-Oct-20
2/54 Cameron Way Pakenham VIC 3810	\$420,000	05-Dec-20

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: 11 January 2021

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14/89 Henry Street Pakenham VIC  
3810

3 2 2

Sold Price

**\$425,000**

Sold Date

**15-Oct-20**

Distance

**0.08km**



10/25 King Street Pakenham VIC  
3810

3 2 2

Sold Price

**\$475,000**

Sold Date

**03-Oct-20**

Distance

**0.43km**



2/54 Cameron Way Pakenham VIC  
3810

3 2 2

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**05-Dec-20**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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