

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

2/12-13 HENTY 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/27 HENTY STREET PAKENHAM VIC 3810	\$490,000	14-Oct-22
2 PATENA WALK PAKENHAM VIC 3810	\$483,000	19-Oct-22
112 STATION STREET PAKENHAM VIC 3810	\$490,000	19-Oct-22

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 March 2023



1/27 HENTY STREET PAKENHAM VIC 3810

 3
  1
  1

Sold Price

\$490,000

Sold Date

14-Oct-22

Distance

0.33km


2 PATENA WALK PAKENHAM VIC 3810

 3
  2
  2

Sold Price

\$483,000

Sold Date

19-Oct-22

Distance

0.56km


112 STATION STREET PAKENHAM VIC 3810

 3
  2
  1

Sold Price

\$490,000

Sold Date

19-Oct-22

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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