

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

1/27 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/4 ANDERSON STREET PAKENHAM VIC 3810	\$472,000	09-Apr-22
2/14 CHARLES STREET PAKENHAM VIC 3810	\$485,000	03-Jul-22
3/46 JOHN STREET PAKENHAM VIC 3810	\$495,000	15-Aug-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: 28 September 2022



**1/4 ANDERSON STREET
PAKENHAM VIC 3810**

 2  1  1

Sold Price **\$472,000** Sold Date **09-Apr-22**

Distance **0.81km**



**2/14 CHARLES STREET PAKENHAM
VIC 3810**

 3  1  1

Sold Price **\$485,000** Sold Date **03-Jul-22**

Distance **0.62km**



**3/46 JOHN STREET PAKENHAM
VIC 3810**

 3  1  1

Sold Price ^{RS} **\$495,000** Sold Date **15-Aug-22**

Distance **0.66km**

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

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