

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

152 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

\$699,000

&

\$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,750

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 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

29 ROSELLA AVENUE PAKENHAM VIC 3810	\$745,000	03-Jun-24
81 PARK ORCHARD DRIVE PAKENHAM VIC 3810	\$740,000	17-Jun-24
13 WILLOWTREE DRIVE PAKENHAM VIC 3810	\$748,000	10-Sep-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: 14 October 2024



**29 ROSELLA AVENUE PAKENHAM
VIC 3810**

4 2 2

Sold Price

\$745,000

Sold Date

03-Jun-24

Distance

0.29km



**81 PARK ORCHARD DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price

\$740,000

Sold Date

17-Jun-24

Distance

0.38km



**13 WILLOWTREE DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price

^{RS} **\$748,000**

Sold Date

10-Sep-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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