

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

28 Henry Street, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000

&

\$415,000

Median sale price

Median price \$520,000

House

X

Unit

Suburb Pakenham

Period - From 01/04/2018

to

31/03/2019

Source REIV

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 six 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 Malcolm Ct PAKENHAM 3810	\$418,000	12/04/2019
2	4 Kirra Ct PAKENHAM 3810	\$400,000	21/06/2019
3	14 Pommel St PAKENHAM 3810	\$380,000	29/03/2019

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 six months.



4 1 1

Rooms:
Property Type: House
Land Size: 736 sqm approx
 Agent Comments

Indicative Selling Price
 \$380,000 - \$415,000
Median House Price
 Year ending March 2019: \$520,000

Comparable Properties



4 Malcolm Ct PAKENHAM 3810 (REI/VG)

Agent Comments

3 1 4

Price: \$418,000
Method: Private Sale
Date: 12/04/2019
Rooms: 4
Property Type: House
Land Size: 866 sqm approx



4 Kirra Ct PAKENHAM 3810 (REI)

Agent Comments

3 1 2

Price: \$400,000
Method: Private Sale
Date: 21/06/2019
Rooms: 4
Property Type: House
Land Size: 713 sqm approx



14 Pommel St PAKENHAM 3810 (REI/VG)

Agent Comments

3 1 -

Price: \$380,000
Method: Private Sale
Date: 29/03/2019
Rooms: 5
Property Type: House
Land Size: 649 sqm approx



28 Henry Street, Pakenham

House | 4 bed 1 bath 1 car

Land Size	736sqm approx	Auction	Saturday 10 August 12.30pm
Internal Size	130sq approx	Terms	10% Deposit. Balance 30/60 days.
Rental Return	\$380 - \$400 per week	Chattles	All fixed floor coverings, light fittings and window furnishings as inspected

Close To (Approx)

Schools	Pakenham Springs Primary School	2.5km
	Pakenham Secondary College	3.4km

Shops	Pakenham Central	2.1km approx
Parks & Amenities	Bourke Park	0.24km approx
	Pakenham Creek Reserve	0.45km approx
	Pb Ronald Park	2.35km approx
Transport	Pakenham Station	0.3km approx
	Bus Route 840 Pakenham - Gembrook	
	Bus Route 926 Pakenham – Fountain Gate Shopping	
	Bus Route 927 Pakenham – Pakenham North	
	Bus Route 928 Pakenham Station – Cardinia Rd Station	
	Bus Route 929 Pakenham Station – Pakenham North	



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