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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
Including suburb and  
postcode

116 Henry Road, Pakenham VIC 3810
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$490,000
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&amp;

\$525,000
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**Median sale price**

Median price

\$530,000
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House

X
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Unit

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Suburb

Pakenham
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Period - From

April 18
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to

Jun 18
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Source

PriceFinder
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**Comparable property sales**

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
24 Currawong Crescent, Pakenham VIC 3810	\$525,000	23 Jun 18
44 Serenity Street, Pakenham VIC 3810	\$525,000	03 Sep 18
7 Victory Drive, Pakenham VIC 3810	\$522,000	22 May 18