

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	106 Henry Street Pakenham, 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).

Range between	\$500,000 & \$550,000
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### Median sale price

Median price	NOT PROVIDED	Property Type	TOWNHOUSE	Suburb	PAKENHAM
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Period - From		to		Source	NOT PROVIDED
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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
1	110 Station Street, Pakenham	\$500,000	04-Mar-2025
2	104 Henry Street, Pakenham	\$540,000	05-Feb-2025
3	34 Armidale Drive, Pakenham	\$545,000	31-Jan-2025

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