

## 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

1/4 HENRY STREET PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2024

to

31 Mar 2025

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

5/4 ANDERSON STREET PAKENHAM VIC 3810	\$540,000	11-Nov-24
9/11-13 KING STREET PAKENHAM VIC 3810	\$480,000	28-Mar-25
4 NEMO STREET PAKENHAM VIC 3810	\$555,000	08-Nov-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: 24 April 2025

# AREASPECIALIST

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## 5/4 ANDERSON STREET PAKENHAM VIC 3810

2 2 2

Sold Price **\$540,000** Sold Date **11-Nov-24**

Distance **0.09km**



## 9/11-13 KING STREET PAKENHAM VIC 3810

3 1 1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **28-Mar-25**

Distance **0.49km**



## 4 NEMO STREET PAKENHAM VIC 3810

3 2 2

Sold Price **\$555,000** Sold Date **08-Nov-24**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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