

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 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.

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	104 Henry Street, Pakenham	\$540,000	05-Feb-2025
2	34 Armidale Drive, Pakenham	\$545,000	31-Jan-2025
3	110 Station Street, Pakenham	\$500,000	04-Mar-2025

This statement of information was prepared on 28-Apr-2025 at 8:42:42 AM AEST