

## 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

6/18-19 HENTY 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 2024

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

4/57 KING STREET PAKENHAM VIC 3810	\$440,000	16-Aug-24
5/1 HENRY STREET PAKENHAM VIC 3810	\$420,000	23-Jul-24
18/11 HAWK AVENUE PAKENHAM VIC 3810	\$427,500	23-Jun-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.~~

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**4/57 KING STREET PAKENHAM VIC 3810** Sold Price **\$440,000** Sold Date **16-Aug-24**

 2  1  1

Distance **0.66km**



**5/1 HENRY STREET PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$420,000** Sold Date **23-Jul-24**

 2  1  1

Distance **0.87km**



**18/11 HAWK AVENUE PAKENHAM VIC 3810** Sold Price **\$427,500** Sold Date **23-Jun-24**

 2  1  1

Distance **1.73km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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