

## 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	84 Henry Street Pakenham, 3810
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### Indicative selling price

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

Range between	\$540,000 & \$570,000
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### Median sale price

Median price	\$525,999	Property Type	TOWNHOUSE	Suburb	PAKENHAM
Period - From	01-May-2024	to	30-Apr-2025	Source	realestate.com.au

### 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	106 Henry St, Pakenham	\$550,000	23-Apr-2025
2	10b Wadsley Ave, Pakenham	\$555,500	04-Feb-2025
3	34 Armidale Dve, Pakenham	\$545,000	31-Jan-2025

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