

## 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

3/23 PRINCES HIGHWAY PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 Jun 2023

to

31 May 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

1/7 PRINCES HIGHWAY PAKENHAM VIC 3810	\$410,000	06-Feb-24
4/44 KING STREET PAKENHAM VIC 3810	\$464,000	21-Mar-24
1/35-41 HENRY STREET PAKENHAM VIC 3810	\$435,000	15-Dec-23

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: 30 May 2024

**1/7 PRINCES HIGHWAY  
PAKENHAM VIC 3810**

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Sold Price **\$410,000** Sold Date **06-Feb-24**Distance **0.23km****4/44 KING STREET PAKENHAM  
VIC 3810**

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Sold Price **\$464,000** Sold Date **21-Mar-24**Distance **0.48km****1/35-41 HENRY STREET  
PAKENHAM VIC 3810**

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Sold Price **\$435,000** Sold Date **15-Dec-23**Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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