

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

6/15 HENRY STREET PAKENHAM VIC 3810

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

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

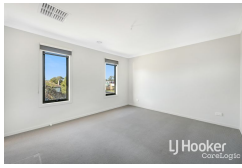
1/5 HENRY STREET PAKENHAM VIC 3810	\$630,000	23-Mar-24
69A PRINCES HIGHWAY PAKENHAM VIC 3810	\$567,500	10-Apr-24
10 NEMO STREET PAKENHAM VIC 3810	\$580,000	08-Apr-24

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: 25 June 2024

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**1/5 HENRY STREET PAKENHAM
VIC 3810**

4 2 2

Sold Price **\$630,000** Sold Date **23-Mar-24**

Distance **0.13km**



**69A PRINCES HIGHWAY
PAKENHAM VIC 3810**

3 2 1

Sold Price **\$567,500** Sold Date **10-Apr-24**

Distance **0.32km**



**10 NEMO STREET PAKENHAM VIC
3810**

3 2 2

Sold Price **\$580,000** Sold Date **08-Apr-24**

Distance **0.4km**



**26 STONEBRIDGE LANE
PAKENHAM VIC 3810**

3 2 2

Sold Price ^{RS} **\$640,000** Sold Date **24-Apr-24**

Distance **2.23km**

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

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