

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

8/180 HENRY ROAD 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2023

to

29 Feb 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

6/180 HENRY ROAD PAKENHAM VIC 3810	\$550,000	29-Feb-24
2/2 BLUESTONE STREET PAKENHAM VIC 3810	\$545,000	13-Nov-23
30 FITZROY STREET PAKENHAM VIC 3810	\$540,000	24-Nov-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.~~

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6/180 HENRY ROAD PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} \$550,000

Sold Date

29-Feb-24

Distance

0.02km



2/2 BLUESTONE STREET PAKENHAM VIC 3810

 3  2  2

Sold Price

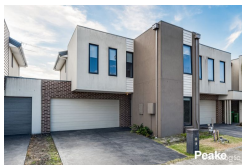
\$545,000

Sold Date

13-Nov-23

Distance

0.08km



30 FITZROY STREET PAKENHAM VIC 3810

 3  2  2

Sold Price

\$540,000

Sold Date

24-Nov-23

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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