

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

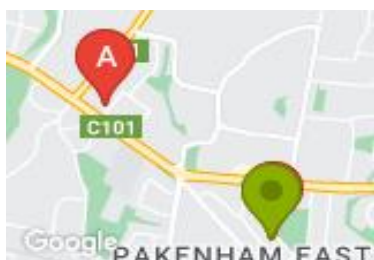
8/35-41 HENRY STREET, PAKENHAM, VIC  3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$500,000 to \$550,000**

Provided by: Ray White Pakenham , Ray White Corporate Default

## MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (Unit)

**\$475,000**

01 July 2023 to 31 December 2023

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



3 GUEST RD, PAKENHAM, VIC 3810

 3  2  1

Sale Price

**\*\$520,000**

Sale Date: 15/12/2023

Distance from Property: 1.4km



6/35-41 HENRY ST, PAKENHAM, VIC 3810

 3  2  1

Sale Price

**\*\$525,000**

Sale Date: 13/12/2023

Distance from Property: 28m



4/35-41 HENRY ST, PAKENHAM, VIC 3810

 3  2  1

Sale Price

**\*\$510,000**

Sale Date: 02/11/2023

Distance from Property: 13m

This report has been compiled on 03/01/2024 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

8/35-41 HENRY STREET, PAKENHAM, VIC 3810

### Indicative selling price

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

Price Range: \$500,000 to \$550,000

### Median sale price

Median price

\$475,000

Property type

Unit

Suburb

PAKENHAM

Period

01 July 2023 to 31 December 2023

Source

 pricfinder

### 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

3 GUEST RD, PAKENHAM, VIC 3810	*\$520,000	15/12/2023
6/35-41 HENRY ST, PAKENHAM, VIC 3810	*\$525,000	13/12/2023
4/35-41 HENRY ST, PAKENHAM, VIC 3810	*\$510,000	02/11/2023

This Statement of Information was prepared on:

03/01/2024