

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

13/180 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

\$415,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/180 Henry Road Pakenham VIC 3810	\$438,000	29-Jan-21
8 Hedge Place Pakenham VIC 3810	\$450,000	17-Mar-21

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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2/180 Henry Road Pakenham VIC 3810

Sold Price

\$438,000

Sold Date

29-Jan-21

 3

 2

 1

Distance

0.03km



8 Hedge Place Pakenham VIC 3810

Sold Price

^{RS} **\$450,000**

Sold Date

17-Mar-21

 3

 2

 1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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