



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/35-41 Henry Street,  
PAKENHAM 3810**

Unit



3 beds



2 baths



1 parking

### Indicative selling price

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

**Range \$400,000 - \$440,000**

### Median sale price

Median **Unit** for **PAKENHAM** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$340,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8/10 Wadsley Avenue**,  
Pakenham 3810

Price **\$330,000** Sold 04  
January 2018

**3/1 Henry Street**,  
Pakenham 3810

Price **\$400,000** Sold 24  
November 2017

**1/40 John Street**,  
Pakenham 3810

Price **\$378,000** Sold 25  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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