

## 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 28 Grand Central Boulevard, Pakenham Vic 3810

#### Indicative selling price

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

Range between \$460,000 & \$506,000

#### Median sale price

Median price \$522,250 House X Unit Suburb Pakenham

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### 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 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
1	17 Azalea Av PAKENHAM 3810	\$484,000	03/09/2018
2	10 Samchelle PI PAKENHAM 3810	\$467,000	27/07/2018
3	61 Fallingwater Dr PAKENHAM 3810	\$455,555	01/08/2018

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 six months.



 3  2  2-3

**Rooms:**  
**Property Type:** House  
**Land Size:** 425 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$506,000  
**Median House Price**  
Year ending June 2018: \$522,250

## Comparable Properties



17 Azalea Av PAKENHAM 3810 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$484,000  
**Method:** Private Sale  
**Date:** 03/09/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 574 sqm approx



10 Samchelle Pl PAKENHAM 3810 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$467,000  
**Method:** Private Sale  
**Date:** 27/07/2018  
**Rooms:** 4  
**Property Type:** House



61 Fallingwater Dr PAKENHAM 3810 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$455,555  
**Method:** Private Sale  
**Date:** 01/08/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 336 sqm approx