

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 44 Grand Central Boulevard, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$528,000

Median sale price

Median price \$520,000 House X Unit Suburb Pakenham

Period - From 01/10/2017 to 31/12/2017 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	44 Kosta Boda Blvd PAKENHAM 3810	\$518,000	22/11/2017
2	5 Stanhope Pl PAKENHAM 3810	\$511,000	13/12/2017
3	1 Dobell St PAKENHAM 3810	\$485,000	12/12/2017

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.

44 Grand Central Boulevard, Pakenham Vic 3810

Merryn Schmidt

(03) 9831 3007

0413 994 597

merryns@metropros.com.au

Indicative Selling Price

\$480,000 - \$528,000

Median House Price

December quarter 2017: \$520,000



3-4 2 2-3

Rooms:

Property Type: House

Land Size: Approx. 509m2 sqm approx

Agent Comments

Comparable Properties



44 Kosta Boda Blvd PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$518,000

Method: Private Sale

Date: 22/11/2017

Rooms: -

Property Type: House

Land Size: 449 sqm approx



5 Stanhope PI PAKENHAM 3810 (REI)

Agent Comments

4 2 2

Price: \$511,000

Method: Private Sale

Date: 13/12/2017

Rooms: -

Property Type: House



1 Dobell St PAKENHAM 3810 (REI)

Agent Comments

4 2 2

Price: \$485,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House