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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 24 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)

\$410,000

&

\$451,000

### Median sale price

Median price \$428,000 House  Unit  Suburb Pakenham  
Period - From 01 January 17 to 31 March 2017 Source PriceFinder

### 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
86 Webster Way, Pakenham VIC 3810	\$445,000	14 Jun 17
14 Beech Street, Pakenham VIC 3810	\$445,100	30 Jun 17
46 Webster Way, Pakenham VIC 3810	\$450,000	10 Jan 17

Property data source: rpp.rpdata.com. Generated on 10 Jul 2017.

## Additional information about comparable sales.



**86 Webster Way Pakenham VIC 3810**

 3  2  2

Sold Price

**\$445,000**

Sold Date

**14-Jun-17**

Distance

**1.55km**



**14 Beech Street Pakenham VIC 3810**

 4  2  2

Sold Price

**\$445,100**

Sold Date

**30-Jun-17**

Distance

**1.92km**



**46 Webster Way Pakenham VIC 3810**

 4  2  2

Sold Price

**\$450,000**

Sold Date

**10-Jan-17**

Distance

**1.71km**