

---

**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

---

**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
-----------

&amp;

\$451,000
-----------

**Median sale price**

Median price

\$428,000
-----------

House

X
---

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

## 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**