

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

3 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,750

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

7 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$630,000	19-May-24
30 WAKENSHAW CRESCENT PAKENHAM VIC 3810	\$635,000	28-Jul-24
48 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$590,000	22-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 22 October 2024

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**7 GRAND CENTRAL BOULEVARD
PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$630,000** Sold Date **19-May-24**

Distance **0.03km**



**30 WAKENSHAW CRESCENT
PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$635,000** Sold Date **28-Jul-24**

Distance **0.12km**



**48 GRAND CENTRAL BOULEVARD
PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$590,000** Sold Date **30-Apr-10**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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