

## 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

4 MCGARVIE CRESCENT PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2024

to

31 Mar 2025

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

8 SMETHURST AVENUE PAKENHAM VIC 3810	\$585,000	12-Dec-24
48 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$590,000	15-Oct-24
12 STOREY DRIVE PAKENHAM VIC 3810	\$620,000	08-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: 07 April 2025



## 8 SMETHURST AVENUE PAKENHAM VIC 3810

3 2 -

Sold Price

**\$585,000**

Sold Date

**12-Dec-24**

Distance

**0.37km**



## 48 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810

3 2 2

Sold Price

**\$590,000**

Sold Date

**15-Oct-24**

Distance

**0.55km**



## 12 STOREY DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

**\$620,000**

Sold Date

**08-Oct-24**

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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