

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 28 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 \$540,000 House X Unit Suburb Pakenham

Period - From 01/01/2018 to 31/03/2018 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	70 Bluehills Blvd PAKENHAM 3810	\$530,000	22/05/2018
2	2 Macadamia St PAKENHAM 3810	\$520,000	09/05/2018
3	25 Azalea Av PAKENHAM 3810	\$505,500	09/12/2017

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.



3 2 2-3

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median House Price
March quarter 2018: \$540,000

Comparable Properties



70 Bluehills Blvd PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$530,000
Method: Private Sale
Date: 22/05/2018
Rooms: 7
Property Type: House
Land Size: 375 sqm approx



2 Macadamia St PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 09/05/2018
Rooms: 4
Property Type: House
Land Size: 391 sqm approx



25 Azalea Av PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$505,500
Method: Private Sale
Date: 09/12/2017
Rooms: 4
Property Type: House
Land Size: 581 sqm approx