



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 29 Grand Central Boulevard, PAKENHAM 3810

House



3 beds



2 baths



0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$420,000 -  
\$460,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$456,000**

### 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 the most comparable to the property for sale.


**24 Grand Central Boulevard**, Price **\$440,000** Sold 04 September 2017  
Pakenham 3810

**30 Wakenshaw Crescent**, Price **\$435,000** Sold 07 August 2017  
Pakenham 3810

**38 Henty Street**, Price **\$423,000** Sold 04 July 2017  
Pakenham 3810

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Jules Bouchard**  
Grant's Estate Agents

03 59 40 2555  
0438 409 405

[jules.bouchard@grantsea.com.au](mailto:jules.bouchard@grantsea.com.au)



**Grant's Estate Agents -  
Pakenham Branch Office**

3/51 John St,  
Pakenham VIC 3810