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 (*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

AREA SPECIALIST



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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