

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 27 Merlot Road Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$560,000 & \$610,000

Median sale price

Median price \$688,692

Property type House

Suburb Pakenham

Period - From July 2024

to

Dec 2024

Source RP Data – Core Logic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 3 Harrison Way, Pakenham VIC 3810	\$594,000	17/02/2025
2. 42 Sienna Way, Pakenham Vic 3810	\$620,000	20/11/2024
3. 32 Obrien Parade, Pakenham VIC 3810	\$566,000	04/12/2024

This Statement of Information was prepared on: 28/03/2025