

## 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

8 PINOT WAY 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2023

to

31 Aug 2024

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2 PINOT WAY PAKENHAM VIC 3810     | \$585,000 | 04-Sep-24 |
| 39 MERLOT ROAD PAKENHAM VIC 3810  | \$580,000 | 08-Feb-24 |
| 64 MULCAHY ROAD PAKENHAM VIC 3810 | \$600,000 | 29-Jul-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: 11 September 2024



## OBrien Real Estate

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### 2 PINOT WAY PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup>

**\$585,000**

Sold Date

**04-Sep-24**

Distance

**0.03km**



### 39 MERLOT ROAD PAKENHAM VIC 3810

3 2 1

Sold Price

**\$580,000**

Sold Date

**08-Feb-24**

Distance

**0.13km**



### 64 MULCAHY ROAD PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup>

**\$600,000**

<sup>UN</sup>

Sold Date

**29-Jul-24**

Distance

**0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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