

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

Lot 2, 59 Peck Road, Pakenham

Indicative selling price

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

Single price

Median sale price

Median price \$ 630,000 Property type Land Suburb Pakenham

Period - From Jan 25 to Mar 25 Source Realestate.com.au

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
16 Bursaria Grove, Officer	\$465,000	25 Feb 25
9 Heartworth Close, Officer	\$500,000	30 Jan 25
31 Tivendlae Road, Officer	\$1,500,000.00	6 Jan 25

This Statement of Information was prepared on: 20/03/2025