



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit
Suburb or locality
Period - From to Source

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six month 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 11 Lauren Square, Pakenham	\$435,000	29 November 2017
2 8 Joseph Court, Pakenham	\$395,000	15 December 2017
3 4 Lauren Square, Pakenham	\$386,000	11 August 2017