



**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)

Price range between	\$385,000	&	\$423,500
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Median sale price

(*Delete house or unit as applicable)

Median price	\$450,000	*House	x	*unit		Suburb or locality	Pakenham
Period - From	01/01/17	to	31/03/17	Source	REIV Website		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 30 Tyrone Avenue, Pakenham	\$385,000	05/03/17
2 88 Ebony Drive, Pakenham	\$415,000	08/02/17
3 10 Ben Drive, Pakenham	\$400,000	29/03/17