



**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)

Single price \$* or range between \$590,000 & \$649,000

Median sale price

(*Delete house or unit as applicable)

Median price \$400,000 *House ☒ *unit ☐ Suburb or locality Pakenham
Period - From May 2017 to April 2017 Source RpData

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 8 Hayden Grove Pakenham VIC 3810	\$596,000	January 18 th 2017
2 120 Livingstone Boulevard Pakenham VIC 3810	\$650,000	May 10 th 2017
3 9 McCubbin Avenue Pakenham VIC 3810	\$640,500	May 8 th 2017