



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Guest Road Pakenham

Indicative selling price

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

Single price \$NA or range between \$560,000 & \$616,000

Median sale price

Median price \$500,500 *House ☒ *Unit ☐ Suburb Pakenham

Period - From July 2017 to June 20178 Source Core Logic

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
1 32 Grand Central Blvd Pakenham	\$561,000	17/04/2018
2 14 Guest Road Pakenham	\$595,000	25/06/2018
3 4 Ralron Court Pakenham	\$583,000	20/03/2018