



**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

Range between	\$780,000	&	\$830,000
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Median sale price

There have not been enough sales in the area to calculate a Median Sale Price for Maryknoll

Comparable property sales

A* These are the three properties sold within five 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
1 335 Fogarty Road, Maryknoll 3812	\$817,000	September 2017
2 35 Bundilla Road, Maryknoll 3812	\$885,000	September 2017
3 320 Seymour Road, Nar Nar Goon North 3812	\$920,000	June 2017