



**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](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price  or 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 (\*Delete A or B below as applicable)

**A\*** 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 – 4 Pashia Grove, Pakenham	\$491,000	05-AUG-17
2 – 13 Cascade Way, Pakenham	\$485,000	02-DEC17
3 – 3 Glenvista Road, Pakenham	\$455,000	04-DEC-17