



**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 \$390,000 & \$429,000

Median sale price

(*Delete house or unit as applicable)

Median price \$451,000 *House x *unit Suburb or locality

Period - From to Source

Comparable property sales

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	56 Manna Gum Drive, Pakenham	\$448,000	26/9/2017
2	15 Torre Road, Pakenham	\$445,000	14/10/2017
3	126 Manna Gum Drive, Pakenham	\$415,000	26/10/2017