



**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 \$*360,000 & \$395,000

Median sale price

Median price \$450,000 *House x Suburb or locality Pakenham

Period - From 01/01/17 to 31/03/17 Source Reiv Website

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.

Address of comparable property	Price	Date of sale
1 5 Emily Close Pakenham	\$390,000	16/03/2017
2 55 Murphy Road Pakenham	\$382,500	11/05/2017
3 19 Osborn Grove Pakenham	\$402,500	17/03/ 2017