



**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 9/7 Melissa Way, Pakenham VIC 3810

Indicative selling price

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

Single price \$NA or range between \$350,000 & \$370,000

Median sale price

Median price \$ 355,500 House ☐ Unit ☒ Suburb Pakenham
Period - From July 2017 to June 2018 Source CoreLogic

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 16/21-31 Parman Avenue, Pakenham VIC 3810	\$350,000	01/05/2018
2 20/11 Hawk Avenue, Pakenham VIC 3810	\$365,000	27/02/2018
3 2/38-40 Tuscany Rise, Pakenham VIC 3810	\$370,000	11/06/2018