



**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

Single price \$ or range between \$460,000 & \$490,000

Median sale price

Median price \$480,000 *House ☒ *unit ☐ Suburb or locality
Period - From to Source

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 23 Newbury Street, Pakenham	\$470,000	1 st Feb 2018
2 7 Newbury Street, Pakenham	\$472,000	18 th Dec 2017
3 7 Arlington Avenue, Pakenham	\$478,500	13 th April 2018