



**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)

Single price  or range between  &

#### Median sale price

Median price  \*House  \*unit   
Suburb or locality   
Period - From  to  Source

#### Comparable property sales

**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 2 St Leonard Way, Pakenham VIC 3810	\$645,000	14 September 2017
2 25 Waterford Rise, Pakenham VIC 3810	\$660,000	03 August 2017
3 24 Arbour Rise, Pakenham VIC 3810	\$602,500	03 October 2017