



**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 \$399,000 & \$438,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,000 *House ☒ *unit ☐ Suburb or locality Pakenham Vic 3810
Period - From 01/03/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 29 Union Avenue, Pakenham	\$ 390,000	11/05/2017
2. 68 Ahern Road, Pakenham	\$ 436,000	02/08/2017
3. 34 Gardenia Street, Pakenham	\$ 410,000	12/05/2017