



**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)

Range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit Suburb or locality

Period - From to Source

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

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 11 Honeyeater Way Pakenham VIC	\$495,000	3 April 2017
2 35 Greendale Boulevard Pakenham VIC	\$542,800	15 June 2017
3 30 Honey Eater Way Pakenham VIC	\$525,000	21 February 2017