



**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 6/13 Snodgrass Street, Pakenham

Indicative selling price

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

Single price \$NA or range between \$330,000 & \$360,000

Median sale price

Median price \$355,500 *House ☐ *unit ☒ Suburb or locality PAKENHAM

Period - From 18/6/2017 to 19/6/2018 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 12 months 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) 7/18-20 Rogers Street, Pakenham	\$330,000	5/7/2017
2) 9/19 Eagle Drive, Pakenham	\$350,000	16/12/2017
3) 5/7 Princes Highway, Pakenham	\$358,800	30/5/2018