



**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 4 Christopher Close, Pakenham

Indicative selling price

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

Single price \$NA or range between \$450,000 & \$495,000

Median sale price

Median price \$500,500 *House ☒ *Unit ☐ Suburb Pakenham
Period - From August 2017 to July 2018 Source Core Logic

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. 31 Natanya Drive, Pakenham	\$467,000	15/3/18
2. 8 Blue Gum Court Pakenham	\$480,000	24/6/18
3. 6 Fiona Place, Pakenham	\$480,000	27/8/18