



**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 \$*600,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$411,000 *House x *unit Suburb or locality Pakenham
Period - From August 2016 to July 2017 Source Core Logic

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 that the estate agent or agent's representative considers to be most comparable to the property for sale. cable)

Address of comparable property	Price	Date of sale
1 35 Vilella Drive Pakenham	\$560,000	22/05/17
2 13 Vilella Drive Pakenham	\$606,000	24/04/17
3 4 Howitt Place Pakenham	\$650,000	19/04/17

OR