



**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*

Property offered for sale

Address
Including suburb and
postcode 22 Salvia Avenue Pakenham 3810

Indicative selling price

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

Single price \$NA or range between \$500,000 & \$550,000

Median sale price

Median price \$515,000 *House x *unit Suburb or locality Pakenham
Period - From July 2017 to July 2018 Source Realestate.com.au

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.) 20 Crystal Street, Pakenham	\$520,000	3 July 2018
2.) 5 Muscari Drive, Pakenham	\$540,500	1 February 2018
3.) 2 Salvia Ave, Pakenham	\$550,000	26 April 2018