



**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

55 EAGLE DRIVE, PAKENHAM

Indicative selling price

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

Single price \$NA or range between \$496,000 & \$545,000

Median sale price

Median price \$500,500 *House *Unit Suburb PAKENHAM

Period - From August 2017 to July 2018 Source CoreLogic

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 BALMORAL WAY, PAKENHAM	\$510,000	15/04/2018
2. 11 TIPPERARY CCT, PAKENHAM	\$515,000	28/03/2018
3. 8 JUSTIN PLACE, PAKENHAM	\$545,000	11/04/2018