

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

1 Dahlen Place, Berwick VIC 3806

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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$616,500

*House

X

Suburb

Berwick VIC 3806

Period - From

Oct 2016

to

Sep 2017

Source

CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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. 145 Bellevue Drive, Berwick VIC 3806	\$630,000	11/4/2017
2. 59 Bellevue Drive, Berwick VIC 3806	\$641,000	29/8/2017
3. 73 Hancock Drive, Berwick VIC 3806	\$604,500	5/7/2017