



**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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Range between  &

#### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House ☒ Suburb or locality

Period - From  to  Source

#### 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 months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

| Address of comparable property   | Price      | Date of sale |
|----------------------------------|------------|--------------|
| 1 8 Scenic Drive, Beaconsfield   | \$ 775,000 | 06/02/2017   |
| 2 11 Wild Duck Way, Beaconsfield | \$ 800,000 | 17/02/2017   |
| 3 1 Westmere Street , Berwick    | \$ 830,000 | 04/02/2017   |