



**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 \$660000 *House * Suburb or locality Berwick

Period - From September 2017 to February 2018 Source RP DATA

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 1 Foulds Court Berwick	\$ 667,000	11 th November 2017
2 14 Van De Haar Avenue Berwick	\$ 612,000	9 th September 2017
3 81 Avebury Drive Berwick	\$ 662,000	23 rd October 2017