



**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 \$* 1,700,000 & \$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median price \$595,000 *House ☒ *unit ☐ Suburb or locality Berwick
Period - From Jan 2017 to Mar 2017 Source RP Data Core Logic

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. 93 Beaumont Road Berwick	\$1,200,000	1/3/2017
2. 77 Beaumont Road Berwick	\$1,300,000	21/4/2017
3. 1/1 Buchanan Road Berwick	\$1,420,000	25/2/2017