



**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	\$*750,000	&	\$820,000

Median sale price

(*Delete house or unit as applicable)

Median price	\$700,000	*House	x	*unit		Suburb or locality	Berwick
Period - From	June 2017	to	November 2017	Source	REIV		

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 9 Hibberd Court, Berwick	\$810,000	27/09/2017
2 5 Aitken Court, Berwick	\$761,000	10/08/2017
3 15 Bournevale Drive, Berwick	\$810,000	27/08/2017

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)