



**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)

Single price \$\*  or range between \$690,000 &  \$759,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price  \$616,500 \*House ☒ \*unit  Suburb or locality  Berwick  
Period - From  July 2017 to  Sept 2017 Source  Core Logic

#### Comparable property sales

These are the three properties sold within two kilometres/five 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) 7 McCubbin Way, Berwick	\$735,000	8 <sup>th</sup> Sept 2017
2) 3 Thurnley Drive, Berwick	\$740,000	27 <sup>th</sup> May 2017
3) 47 Edgbastin Circuit, Berwick	\$731,000	22 <sup>nd</sup> August