

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Cunneen Crescent, Berwick

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 \$670000 & \$710000

Median sale price

(*Delete house or unit as applicable)

Median price \$68900 *House x *Unit Suburb Berwick

Period - From Jun 2017 to May 2018 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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	6 Albrecht Ave, Berwick	\$750000	06/03/18
2	69 Bemersyde Drive, Berwick	\$665000	09/04/18
3	9 Thornley Drive, Berwick	\$715000	14/04/18

OR

B* 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.