



**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 \$900,000 & \$970,000

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 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 30 Christine Avenue, Berwick	\$950,000	17/11/2017
2 13 Farnsworth Court, Berwick	\$867,500	2/09/2017
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)