
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

38 Bangalay Place, Berwick

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$572,000

Median sale price

Median price \$661,000 House x Suburb Berwick

Period - From April 2017 to October 2017 Source pricefinder.com.au

Comparable property sales

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. 28 Sunnyside Drive, Berwick	\$540,000	03/05/2017
2. 25 Coolong Avenue, Berwick	\$550,000	30/05/2017
3. 126 Mansfield Street, Berwick	\$585,000	03/07/2017

Property data source: pricefinder.com.au. Generated on **18 October 2017**.