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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 \$790,000 & \$869,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 690,000 \*House ☒ \*unit ☐ Suburb or locality Berwick

Period - From August 2016 to August 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 14 Lakeside Drive Berwick	\$ 785,000	1/9/2016
2 17 Inkerman Street Berwick	\$ 885,000	18/8/2016
3 7 Bernly Blvd Berwick	\$ 803,000	13/4/2017

**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)