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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

1-3 Wembley Drive, Berwick

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ - or range between \$880,000 & \$968,000

**Median sale price**

Median price \$646,500 House ☒ Unit ☐ Suburb BERWICK

Period - From April 2017 to June 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. 10 Grenville Court, Berwick	\$925,000	26/06/17
2. 22 Natren Court, Harkaway	\$960,000	07/05/17
3. 4 Rennat Court, Harkaway	\$925,000	18/02/17

Property data source: pricefinder.com.au. Generated on **31 August 2017**.