

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

46 – 48 William Road, Berwick 3806

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 \$750,000 & \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$630,000 *House ☒ *Unit ☐ Suburb Berwick 3806

Period - From 1 July 2017 to 23 July 2018 Source realestate.com.au

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 - 3 Ayr Court Berwick VIC 3806	\$780,000	31 Jan 2018
2 - 3 Vista Court Berwick VIC 3806	\$815,000	18 Feb 2018
3 - 54 William Road Berwick VIC 3806	\$800,000	11 April 2018

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.