



**first
national**
REAL ESTATE

Neilson Partners

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

20 Lindeman Street Berwick

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$620,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$695,000

House X

Unit

Suburb Berwick

Period - From August 2017 to July 2018

Source Corelogic

Comparable property sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 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) 27 Hayman Street Berwick	\$642,500	20-Mar-18
2) 6 Meridian Circuit Berwick	\$635,000	12-Apr-18
3) 82 Meridian Circuit Berwick	\$638,000	21-Feb-18