



**first
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

(*Delete single price or range as applicable)

Single price \$* or range between \$488000 & \$528000

Median sale price

(*Delete house or unit as applicable)

Median price \$595000 *House Suburb or locality Berwick

Period - From December 2016 to June 2017 Source RP Data

Comparable property sales

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	71 Bemersyde Drive Berwick	\$ 488000	03 /03/ 2017
2	45 Cheviot Avenue Berwick	\$ 528000	26/3/2017
3	47 Domain Drive Berwick	\$ 516000	20/2/2017