

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale.

Property offered for sale

Address
Including suburb and
postcode

1 Evan Street 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

\$850,000

&

\$935000

Median sale price

(*Delete house or unit as applicable)

Median price

\$670,000

*House



*Unit



Suburb

BERWICK

Period - From

DEC 2016

to

March 2017

Source

RP DATA CORE LOGIC

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~~

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.

There is one comparable sale within the past 6 mths at 4 Mansfield Street Berwick which sold on 25/03/2017 for \$1,000,000 . There are 2 further comparable sales which occurred outside of the 6 mth previous period. These are 8 Margaret street Berwick which sold on 19/11/2016 for \$760,000 and 6 Evan Street Berwick which sold on 19/07/2016 for \$805,000

These sales are mentioned as they are for properties included within the same area as 1 Evan St and are within the area proposed for rezoning to RGZ2



Neilson Partners 57 High Street Berwick 3806

