



**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 \$* 470,000 & \$517,000

Median sale price

(*Delete house or unit as applicable)

Median price \$670,000 *House ☒ *unit ☐ Suburb or locality Berwick

Period - From April 17 to June 17 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 13 Willslie Crescent Berwick	\$503,500	22/07/17
2. 4 Hall Court Berwick	\$537,000	4/07/17
3. 30 Kelburn Road Berwick	\$472,666	14/06/17