



**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 \$*580000 & \$630000

Median sale price

(*Delete house or unit as applicable)

Median price \$595000 *House ☒ *unit ☐ Suburb or locality BERWICK

Period - From JAN '17 to MAR '17 Source RPDATA CORE LOGIC

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 12 PRIME COURT BERWICK	\$ 690000	10/5/17
2 15 DAHLEN PLACE BERWICK	\$ 620000	27/2/17
3 11 CADELL PLACE BERWICK	\$ 617000	15/6/17

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)