



**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	\$*760000	&	\$830000

Median sale price

(*Delete house or unit as applicable)

Median price	\$690000	*House	x		Suburb or locality	Berwick
Period - From	26/03/2017	to	26/09/2017	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 17 Sheldon Drive,Berwick	\$851000	29/08/2017
2 31 Sheldon Drive,Berwick	\$775100	28/06/2017
3 5 Aitken Crt,Berwick	\$761000	10/08/2017