

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3/50-52 Bellevue Drive, Berwick, VIC, 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 \$400,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$427,750

*House

*Unit ☒

Suburb Berwick

Period - From JUN 2016

to MAY 2017

Source CoreLogic

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
1 1/19 Harmon Close, Berwick, VIC, 3806	\$375,000	04/12/2016
2 3/1-3 Reserve Street, Berwick, VIC, 3806	\$406,000	02/05/2017
3 2/12-14 Fieldhouse Lane, Berwick, VIC, 3806	\$425,000	23/02/2017

