



**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 \$520,000 & \$570,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 426,000 *House *unit x Suburb or locality BERWICK
Period - From to Source RPDATA

Comparable property sales

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 99 Melzak Way Berwick	\$550,000	18/4/17
2 9 Bewley Way Berwick	\$583,000	12/5/17
3 15 Sarah-Louise Place Berwick	\$535,000	17/12/17