



**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 \$482.500 *House ☐ *unit ☒ Suburb or locality BERWICK

Period - From May 2017 to April 2018 Source 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) 2/32 Wilson Street Berwick	\$ 470.000	7-05- 2018
2) 3/62-64 Peel Street Berwick	\$ 515.000	26-03-2018
3) 1/5 Chiltern Court Berwick	\$ 480.000	24-01-2018