

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

9 Magdalena Place, Berwick 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

\$*

or range between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$704,000

*House

X

*Unit

Suburb

Berwick

Period - From

01/08/2017

to

13/08/2018

Source

Realestate.com.au

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. 13 Magdalena Place, Berwick 3806	\$640,000	28/08/2018
2. 2 Leonard Avenue, Berwick 3806	\$614,000	03/08/2018
3. 20 Mirrabook Court, Berwick 3806	\$620,000	07/05/218

OR

B* 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.