

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the *Estate Agents Act 1980*

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale.

### Property offered for sale

Address  
Including suburb and  
postcode

**37 CANNING DRIVE BERWICK 3806**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

**\$\*1.350.000**

&

**\$1.485.000**

### Median sale price

(\*Delete house or unit as applicable)

Median price

**\$590.000**

\*House



\*Unit

☐

Suburb

**BERWICK**

Period - From

**DEC 2016**

to

**JAN 2017**

Source

**RP DATA CORE LOGIC**

### 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- 18 BRYN MAWR BOULEVARD BERWICK	\$926.380	12 FEB-17
2 -26 HOBART AVENUE BERWICK	\$1.106.000	10 APRIL- 17
3- 14 DENMARK HILL ROAD BERWICK	\$1.245.000	28 APRIL 17

**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.



Neilson Partners 57 High Street Berwick 3806

