



**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 \$815,000 & \$859,000

Median sale price

(*Delete house or unit as applicable)

Median price \$734,000 *House x *unit Suburb or locality Berwick

Period - From October 2017 to March 2018 Source CoreLogic

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 14 Buxton Mews, Berwick | \$810,000 | 16/11/2017 |
| 2 25 Cara Crescent, Berwick | \$830,000 | 01/03/2018 |
| 3 14 Clover Close Berwick | \$870,000 | 12/01/2018 |