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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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

**Property offered for sale**

Address  
Including suburb and  
postcode

41 Stefan Drive, Berwick

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

**Median sale price**

Median price \$637,000 House x Suburb Berwick

Period - From February 17 to September 17 Source pricefinder.com.au

**Comparable property sales**

**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. 27 Stefan Drive, Berwick	\$605,000	18/04/17
2. 3 Glen Erin Way, Berwick	\$632,000	26/07/17
3. 22 Stefan Drive, Berwick	\$585,000	07/11/16

Property data source: pricefinder.com.au. Generated on **6 September 2017**.