



**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 \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$599,000 *House x *unit Suburb or locality Berwick

Period - From January 2017 to July 2017 Source RP Data

Comparable property sales

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 – 31 Coolong Avenue, Berwick	\$573,000	26/03/17
2 – 28 Sunnyside Drive, Berwick	\$540,000	09/03/17
3 – 8 Jumbuck Court, Berwick	\$533,000	10/04/17