



**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](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$\*  or range between \$565,000 & \$590,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$460,000 \*House  \*unit  x Suburb or locality

Period - From  to  Source

#### 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
1 123 Melzak Way, Berwick	\$520,000	01/08/2017
2 5/22 Golf Links Road, Berwick	\$513,000	28/08/2017
3 4/17 Gloucester Avenue, Berwick	\$645,000	08/08/2017