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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

1 Avard Court, 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  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb

Period - From  to  Source

**Comparable property sales** (\*Delete A or B below as applicable)

**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.