

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 47 Palmerston Street, Berwick 3806

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 \$900,000 & \$990,000

Median sale price

(*Delete house or unit as applicable)

Median price \$685,000 *House *Unit Suburb Berwick

Period - From January 2018 to December 2018 Source RPData

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

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
36 Edrington Park Drive, Berwick	\$930,000	10/01/2019
6a Buchanan Road, Berwick	\$960,000	24/10/2018
49 Edrington Park Drive, Berwick	\$920,000	19/11/2018

Property data source: CoreLogic