

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|-----------------------------------|
| Address Including suburb and postcode | 1 Bettina Court, Berwick Vic 3806 |
|---|-----------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

| | | | | | | | |
|---------------|---|-------|---|--------|-----------------------------------|--------|--------------------------------------|
| Median price | <input type="text" value="\$690,000"/> | House | <input type="text" value="X"/> | Unit | <input type="text"/> | Suburb | <input type="text" value="Berwick"/> |
| Period - From | <input type="text" value="01/04/2017"/> | to | <input type="text" value="30/06/2017"/> | Source | <input type="text" value="REIV"/> | | |

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 |
|---|--------------------------------|-----------|--------------|
| 1 | 10 Buxton Mews BERWICK 3806 | \$935,000 | 26/05/2017 |
| 2 | 16 Neill St BERWICK 3806 | \$865,000 | 11/04/2017 |
| 3 | 10 Ridge Rd BERWICK 3806 | \$840,000 | 16/05/2017 |

OR

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
June quarter 2017: \$690,000

Comparable Properties



10 Buxton Mews BERWICK 3806 (VG)

Agent Comments



Price: \$935,000
Method: Sale
Date: 26/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 643 sqm approx



16 Neill St BERWICK 3806 (VG)

Agent Comments



Price: \$865,000
Method: Sale
Date: 11/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 691 sqm approx

10 Ridge Rd BERWICK 3806 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 16/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx