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	6 Ganaway Drive, Berwick, VIC, 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	$800,000	&	$879,000

Median sale price

(*Delete house or unit as applicable)

Median price	$734,000	*House	X	Suburb	Berwick, VIC, 3806
Period - From	APRIL 2017	to	MARCH 2018	Source	Reaestate.com.au

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. 27 Tyrell place, Berwick, VIC, 3806	$856,000	08/02/2018
2. 12 Grand Manor, Berwick, VIC, 3806	$870,000	24/01/2018
3. 19 Cassandra Court, Berwick, VIC, 3806	$895,000	08/02/2018