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	76 Mansfield Street, Berwick

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	$590,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median price	$745,000	*House	X	*Unit		Suburb	Berwick
Period - From	01/04/2017	to	16/04/2018			Source	Realestate.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. 7 Bertrand Close, Berwick	$640,000	16/11/2017
2. 14 Chong Court, Berwick	$600,000	12/02/2018
3. 29 Van Der Haar Avenue, Berwick	$645,000	05/04/2018

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.