

## STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

#### PROPERTY OFFERED FOR SALE

**3 Kate Elizabeth Avenue, Berwick, VIC 3806**

#### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$530,000 & \$580,000**

#### MEDIAN SALE PRICE

**Median price \$690,000 | House | Berwick (3806)**

**Period - From 1 March 2019 to 31 May 2019 | Source - REIV**

#### COMPARABLE PROPERTY SALES

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
<b>32 KELBURN ROAD, BERWICK VIC 3806</b>	<b>\$505,000</b>	<b>02/03/2019</b>
<b>26 LODGE CRESCENT, BERWICK VIC 3806</b>	<b>\$565,000</b>	<b>22/02/2019</b>
<b>12 SHARPE COURT, BERWICK VIC 3806</b>	<b>\$540,000</b>	<b>13/02/2019</b>