



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

98 Moondarra Drive Berwick VIC 3806

 3  2  2

### Indicative Selling Price

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

Range between \$650,000 & \$715,000

### Median Sale Price

\$689,000 Houses in Berwick between Jun 2017 - May 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**33 Edgbaston Circuit Berwick VIC 3806**

 3  2  2

Sold Price

**\$715,000**

Sold Date

**23-Jan-18**

Distance

**1.52km**



**3 Whitehaven Street Berwick VIC 3806**

 3  2  2

Sold Price

**\$700,000**

Sold Date

**24-Feb-18**

Distance

**1.1km**



**129 Moondarra Drive Berwick VIC 3806**

 3  2  2

Sold Price

**\$695,000**

Sold Date

**01-Mar-18**

Distance

**0.33km**

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