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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

4/403 Centre Road Berwick VIC 3806

3 2 1

Indicative Selling Price

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

Range between \$420,000 & \$455,000

Median Sale Price

\$520,000 Units in Berwick between 01 Dec 2017 - 30 Nov 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.



3/7-8 Harmon Close Berwick VIC 3806

2 1 1

Sold Price **\$420,000** Sold Date **22-Mar-18**

Distance **0.18km**



7/37 Clyde Road Berwick VIC 3806

2 1 2

Sold Price **\$430,000** Sold Date **02-Feb-18**

Distance **1.94km**



11/2-6 Jerilderie Drive Berwick VIC 3806

3 1 2

Sold Price **\$465,000** Sold Date **06-Sep-18**

Distance **4.01km**

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