

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

5/79 STRATHAVAN DRIVE, BERWICK, VIC 3806

PREPARED BY ALEX AZIMI, GR8 EST8 AGENTS, PHONE: 0402 484 299

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/79 STRATHAVAN DRIVE, BERWICK, VIC 3 2 2

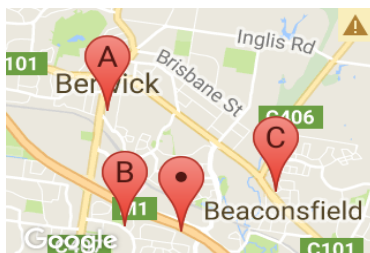
Indicative Selling Price

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

Price Range: \$480,000 to \$510,000

Provided by: Alex Azimi, Gr8 Est8 Agents

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (Unit)

\$480,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5/4 GIBB ST, BERWICK, VIC 3806 3 1 1

Sale Price

\$480,000

Sale Date: 06/02/2018

Distance from Property: 2km



1/25 BEMERSYDE DR, BERWICK, VIC 3806 3 1 2

Sale Price

***\$507,500**

Sale Date: 24/04/2018

Distance from Property: 734m



2/4 STELLA ST, BEACONSFIELD, VIC 3807 3 2 2

Sale Price

****\$520,000**

Sale Date: 15/12/2017

Distance from Property: 1.4km



This report has been compiled on 27/04/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

5/79 STRATHAVAN DRIVE, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$480,000 to \$510,000

Median sale price

Median price

\$480,000

House

Unit

X


Suburb

BERWICK

Period

01 April 2017 to 31 March 2018

Source



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
5/4 GIBB ST, BERWICK, VIC 3806	\$480,000	06/02/2018
1/25 BEMERSYDE DR, BERWICK, VIC 3806	*\$507,500	24/04/2018
2/4 STELLA ST, BEACONSFIELD, VIC 3807	**\$520,000	15/12/2017