



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Montpelier Drive, BERWICK 3806

House



4 beds



3 baths



2 parking

Indicative selling price

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

Range \$1,200,000 - \$1,300,000

Median sale price

Median **House** for **BERWICK** for period **Jun 2017 - Jun 2018**

Sourced from realestate.com.

\$700,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

9 Rennat Court,
Berwick 3806

Price **\$1,540,000** Sold 26
April 2018

16 Hazeldene Court,
Berwick 3806

Price **\$1,265,000** Sold 03
April 2018

46b Lngmore Lane,
Berwick 3806

Price **\$1,360,000** Sold 10
April 2018

Additional Information

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. Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.

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