

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

66 Grices Road, Berwick Vic 3806

Indicative selling price

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

Range between \$610,000

&

\$670,000

Median sale price

Median price \$700,000

House

X

Unit

Suburb Berwick

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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
1	17 Monarch Rd BERWICK 3806	\$672,500	17/06/2017
2	2 Jack William Way BERWICK 3806	\$670,000	27/06/2017
3	111 Moondarra Dr BERWICK 3806	\$665,000	28/10/2017

OR

- B*** ~~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.~~

66 Grices Road, Berwick Vic 3806

LITTLE
REAL ESTATE

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Indicative Selling Price
\$610,000 - \$670,000
Median House Price
September quarter 2017: \$700,000



Rooms:
Property Type: Land
Land Size: 167900 sqm approx
Agent Comments

Comparable Properties

17 Monarch Rd BERWICK 3806 (VG)

Agent Comments



Price: \$672,500
Method: Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm approx

2 Jack William Way BERWICK 3806 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 27/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 664 sqm approx



111 Moondarra Dr BERWICK 3806 (REI)

Agent Comments



Price: \$665,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House
Land Size: 542 sqm approx