

Eric Lim 03 9514 8852 0420 388 839 eric.lim@little.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	ale
Address Including suburb and postcode	66 Grices Road, Berwick Vic 3806
Indicative selling pri	ee
For the meaning of this	rice see consumer.vic.gov.au/underquoting
Range between \$610,	\$670,000
Median sale price	
Median price \$700,00	0 House X Unit Suburb Berwick
Period - From 01/07/2	017 to 30/09/2017 Source REIV
Comparable property	sales (*Delete A or B below as applicable)

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.

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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)





Price: \$672,500 Method: Sale Date: 17/06/2017 Rooms: -

Property Type: House (Res) Land Size: 576 sqm approx

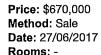
2 Jack William Way BERWICK 3806 (VG)





Agent Comments

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Property Type: House (Res)

Land Size: 664 sqm approx







Price: \$665,000 Method: Auction Sale Date: 28/10/2017

Property Type: House Land Size: 542 sqm approx Agent Comments



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