

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 MCCUBBIN WAY, BERWICK, VIC 3806

4 2 2

Indicative Selling Price

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

Price Range: **\$680,000 to \$740,000**

Provided by: Michael Studd, Jim Byrne Real Estate

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

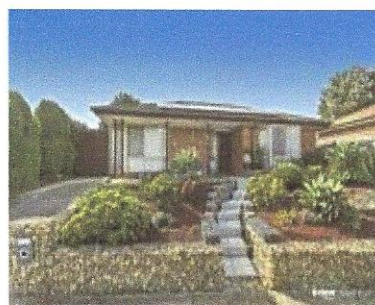
\$699,000

01 October 2017 to 30 September 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.



69 BEMERSYDE DR, BERWICK, VIC 3806

3 2 2

Sale Price

\$665,000

Sale Date: 09/04/2018

Distance from Property: 783m



21 MCCUBBIN WAY, BERWICK, VIC 3806

3 2 2

Sale Price

\$770,000

Sale Date: 07/04/2018

Distance from Property: 234m



15 LAKEWOOD PL, BERWICK, VIC 3806

3 2 2

Sale Price

\$707,000

Sale Date: 06/12/2017

Distance from Property: 704m



This report has been compiled on 12/10/2018 by Jim Byrne Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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