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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

8 Balmain Drive Berwick VIC 3806

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$638,000

### Median Sale Price

\$691,444 Houses in Berwick between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2 Leonard Avenue Berwick VIC 3806**

3 2 1

Sold Price **\$614,000** Sold Date **27-Jul-18**

Distance **1.67km**



**9 Magdalena Place Berwick VIC 3806**

3 2 2

Sold Price **\$612,000** Sold Date **31-Aug-18**

Distance **1.96km**



**16 Bangalay Place Berwick VIC 3806**

3 2 1

Sold Price **\$595,000** Sold Date **23-Oct-18**

Distance **1.18km**

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