

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 30 MANUKA ROAD, BERWICK, VIC 3806

Indicative selling price

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

Single Price / Range \$750,000 to \$820,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb BERWICK

Period 01 April 2016 to 31 March 2017

Source

pricefinder

Comparable property sales

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
17 FRITZLAFF CRT, BERWICK, VIC 3806	\$800,000	25/02/2017
20 PALMERSTON ST, BERWICK, VIC 3806	\$755,000	06/10/2016
68 ELGIN ST, BERWICK, VIC 3806	\$800,000	03/09/2016