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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

12 Duke Street Berwick VIC 3806

4 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 \$730,000 & \$765,000

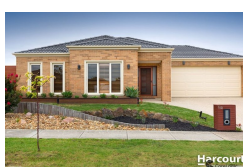
### Median Sale Price

\$685,000 Houses in Berwick between 01 May 2018 - 30 Apr 2019

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.



**12 Saul Avenue Berwick VIC 3806** Sold Price **\$756,200** Sold Date **19-Feb-19**  
 4 2 2 Distance **0.46km**



**6 Lakeside Drive Berwick VIC 3806** Sold Price **\$745,000** Sold Date **01-May-19**  
 4 2 2 Distance **0.47km**



**9 Hollyrood Drive Berwick VIC 3806** Sold Price **\$770,000** Sold Date **01-Mar-19**  
 4 2 2 Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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