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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Outlook Drive Berwick VIC 3806

4 2 2

Indicative Selling Price

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

Range between \$975,000 & \$1,025,000

Median Sale Price

\$700,000 Houses in Berwick between 01 Nov 2017 - 31 Oct 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.



6 Cord Close Berwick VIC 3806

Sold Price **\$1,098,000**

Sold Date **07-May-18**

4 3 2

Distance **1.28km**



27 Palmerston Street Berwick VIC 3806

Sold Price **\$967,000**

Sold Date **30-Jul-18**

3 2 2

Distance **1.35km**



58 Moondarra Drive Berwick VIC 3806

Sold Price **\$1,052,000**

Sold Date **21-Sep-18**

4 2 2

Distance **4.63km**

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