

# STATEMENT OF INFORMATION

13/10 PARKHILL DRIVE, BERWICK, VIC 3806

PREPARED BY EMIL SAWIRIS, ALEX SCOTT BERWICK, PHONE: 0411 886 807

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13/10 PARKHILL DRIVE, BERWICK, VIC**

2 2 1

### Indicative Selling Price

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

Price Range: **\$430,000 to \$450,000**

Provided by: Emil Sawiris, Alex Scott Berwick

## MEDIAN SALE PRICE



**BERWICK, VIC, 3806**

Suburb Median Sale Price (Unit)

**\$443,811**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**13/5 WILLIAM RD, BERWICK, VIC 3806**

3 1 1

### Sale Price

**\*\$440,000**

Sale Date: 05/10/2017

Distance from Property: 327m



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	13/10 PARKHILL DRIVE, BERWICK, VIC 3806
---	---

Indicative selling price

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

Price Range:	\$430,000 to \$450,000
--------------	------------------------

Median sale price

Median price	\$443,811	House		Unit	X	Suburb	BERWICK
Period	01 October 2016 to 30 September 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
13/5 WILLIAM RD, BERWICK, VIC 3806	*\$440,000	05/10/2017