

STATEMENT OF INFORMATION

392 CENTRE ROAD, BERWICK, VIC

PREPARED BY MICHELLE GIBSON, ALEX SCOTT BERWICK



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

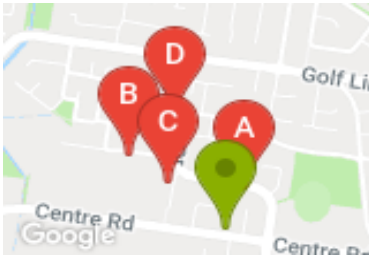
**392 CENTRE ROAD, BERWICK, VIC**

4 bedrooms 2 bathrooms 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: 650,000 to 690,000**

Provided by: Michelle Gibson, Alex Scott Berwick

MEDIAN SALE PRICE

**BERWICK, VIC, 3806**

Suburb Median Sale Price (House)

\$695,000

01 July 2017 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

**83 BELLEVUE DR, BERWICK, VIC 3806**

4 bedrooms 2 bathrooms 3 cars

Sale Price***\$665,000**

Sale Date: 16/07/2018

Distance from Property: 155m

**19 SHAFTSBURY AVE, BERWICK, VIC 3806**

4 bedrooms 2 bathrooms 2 cars

Sale Price**\$683,000**

Sale Date: 18/03/2018

Distance from Property: 411m

**7 KALASTAIRE GR, BERWICK, VIC 3806**

4 bedrooms 2 bathrooms 2 cars

Sale Price**\$682,000**

Sale Date: 15/03/2018

Distance from Property: 251m



This report has been compiled on 17/08/2018 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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118 BELLEVUE DR, BERWICK, VIC 3806

 **4**  **2**  **2**

Sale Price

\$685,000

Sale Date: 11/03/2018

Distance from Property: 441m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

392 CENTRE ROAD, BERWICK, VIC

Indicative selling price

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

Price Range:

650,000 to 690,000

Median sale price

Median price

\$695,000

House

☒

Unit

☐

Suburb

BERWICK

Period

01 July 2017 to 30 June 2018

Source


pricfinder

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

83 BELLEVUE DR, BERWICK, VIC 3806	*\$665,000	16/07/2018
19 SHAFTSBURY AVE, BERWICK, VIC 3806	\$683,000	18/03/2018
7 KALASTAIRE GR, BERWICK, VIC 3806	\$682,000	15/03/2018

118 BELLEVUE DR, BERWICK, VIC 3806	\$685,000	11/03/2018
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