



Brett Donaldson
P 03 97047555
M 0417 306886
E sales@dmcre.com.au

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Gumnut Court Berwick VIC 3806

3 1 2

Indicative Selling Price

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

Range between \$520,000 & \$560,000

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.



7 Magdalena Place Berwick VIC 3806

3 1 1

Sold Price **\$505,000** Sold Date **02-Sep-18**

Distance **0.21km**



20 Festival Terrace Berwick VIC 3806

3 2 2

Sold Price **\$530,000** Sold Date **23-Aug-18**

Distance **0.33km**



3 Tallara Square Berwick VIC 3806

3 1 1

Sold Price **\$500,000** Sold Date **23-Jul-18**

Distance **0.46km**

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