

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	1 Bettina Court, Berwick Vic 3806
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$830,000	&	\$913,000
		i l	

Median sale price

Median price	\$700,000	Hou	use X	Unit		Suburb	Berwick
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Add	dress of comparable property	Price	Date of sale
1	29 Palmerston St BERWICK 3806	\$935,000	11/11/2017
2	14 Buxton Mews BERWICK 3806	\$810,000	20/10/2017
3	16 Howell Dr BERWICK 3806	\$782,000	17/10/2017

OR

B* 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.





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Rooms:

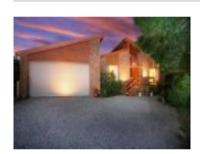
Property Type: House (Previously

Occupied - Detached) Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$913,000 **Median House Price** September quarter 2017: \$700,000

Comparable Properties



29 Palmerston St BERWICK 3806 (REI)





Price: \$935,000 Method: Auction Sale Date: 11/11/2017

Rooms: -

Property Type: House (Res) Land Size: 857 sqm approx

Agent Comments



14 Buxton Mews BERWICK 3806 (REI)





Price: \$810.000 Method: Private Sale Date: 20/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments



16 Howell Dr BERWICK 3806 (REI)





Price: \$782,000 Method: Private Sale Date: 17/10/2017

Rooms: -

Property Type: House Land Size: 802 sqm approx Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000





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