

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Bettina Court, Berwick Vic 3806

Indicative selling price

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

Range between \$830,000

&

\$913,000

Median sale price

Median price \$700,000

House

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.

	Address 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.



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)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 857 sqm approx



14 Buxton Mews BERWICK 3806 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 20/10/2017

Rooms: -

Property Type: House (Res)



16 Howell Dr BERWICK 3806 (REI)

Agent Comments



Price: \$782,000

Method: Private Sale

Date: 17/10/2017

Rooms: -

Property Type: House

Land Size: 802 sqm approx