

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 6 Els Court Berwick

Indicative selling price

Range between: \$680,000 to \$720,000

Median sale price

Median Price: \$600,000 House Suburb: Berwick

Period - From: April 2017 Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



737 Princes Highway Berwick

4 Bed 2 Bath 2 Car

Sold \$692,500
Date Sold 6/03/17
Land 809 SqM



12 Prime Court Berwick

4 Bed 2 Bath 2 Car

Sold \$690,000
Date Sold 10/05/17
Land 610 SqM



9 Oxford Court Narre Warren South

4 Bed 2 Bath 2 Car

Sold \$707,000
Date Sold 28/03/17
Land 580 SqM