



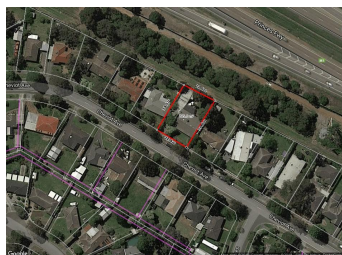
STATEMENT OF INFORMATION

37 CHEVIOT AVENUE, BERWICK, VIC 3806

PREPARED BY JACOB KOSTER, ALEX SCOTT PAKENHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 CHEVIOT AVENUE, BERWICK, VIC 3806  3  -  -

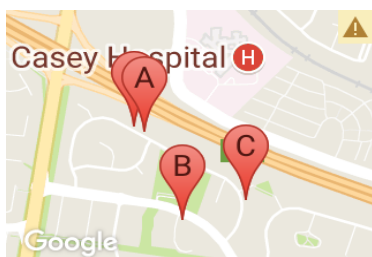
Indicative Selling Price

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

Price Range: \$650,000 to \$700,000

Provided by: Jacob Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$675,000

01 January 2017 to 31 December 2017

Provided by: 

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.



41 CHEVIOT AVE, BERWICK, VIC 3806

 3  2  1

Sale Price

\$620,000

Sale Date: 29/08/2017

Distance from Property: 39m



1 GIFFORD CL, BERWICK, VIC 3806

 4  2  2

Sale Price

\$690,000

Sale Date: 05/12/2017

Distance from Property: 369m



83 CHEVIOT AVE, BERWICK, VIC 3806

 4  2  3

Sale Price

\$660,000

Sale Date: 25/09/2017

Distance from Property: 449m



This report has been compiled on 16/03/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 CHEVIOT AVENUE, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$650,000 to \$700,000

Median sale price

Median price

\$675,000

House

X

Unit


Suburb

BERWICK

Period

01 January 2017 to 31 December 2017

Source



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
41 CHEVIOT AVE, BERWICK, VIC 3806	\$620,000	29/08/2017
1 GIFFORD CL, BERWICK, VIC 3806	\$690,000	05/12/2017
83 CHEVIOT AVE, BERWICK, VIC 3806	\$660,000	25/09/2017