

## 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 1 Newsom Court, Berwick

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$680,000 & \$740,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$616,500 \*House ☒ \*Unit ☐ Suburb Berwick

Period - From OCT 2017 to SEP 2017 Source Core Logic

#### 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 24 Balmain Drive, Berwick    | \$688,000 | 19/04/2017   |
| 2 7 Newsom Court, Berwick      | \$790,000 | 13/04/2017   |
| 3 9 Balmain Drive, Berwick     | \$700,000 | 02/09/2017   |

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.



OBrien Real Estate

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## HOUSE Offered for Sale

1 Newsom Court Berwick VIC 3806

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 &amp; \$740,000

## Median Sale Price

\$616,500 Houses in Berwick between Oct 2016 - Sep 2017

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.



**24 Balmain Drive Berwick VIC 3806** Sold Price **\$688,000** Sold Date **19-Apr-17**  
 5  2  2 Distance **0.04km**



**7 Newsom Court Berwick VIC 3806** Sold Price **\$790,000** Sold Date **13-Apr-17**  
 4  4  3 Distance **0.04km**



**9 Balmain Drive Berwick VIC 3806** Sold Price **\$700,000** Sold Date **02-Sep-17**  
 4  2  2 Distance **0.03km**

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