

-GR8 **EST8** **A G E N T S**

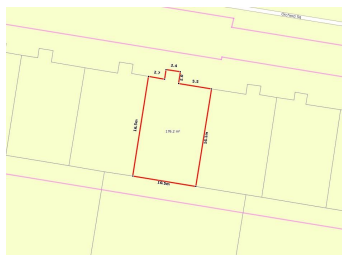
STATEMENT OF INFORMATION

44/18-26 MARLESFORD CRESCENT, BERWICK, VIC 3806

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44/18-26 MARLESFORD CRESCENT,

3 2 2

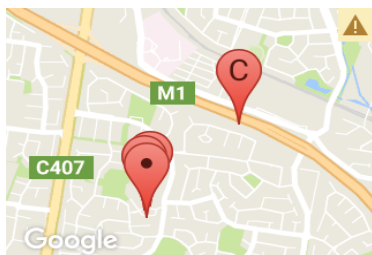
Indicative Selling Price

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

Price Range: \$470,000 to 517,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (Unit)

\$462,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



22/18 MARLESFORD CRES, BERWICK, VIC

2 2 1

Sale Price

\$470,000

Sale Date: 29/01/2018

Distance from Property: 83m



35/18 MARLESFORD CRES, BERWICK, VIC

2 2 2

Sale Price

\$492,000

Sale Date: 02/08/2017

Distance from Property: 53m



3/55 STRATHAVAN DR, BERWICK, VIC

3 2 2

Sale Price

\$525,000

Sale Date: 02/08/2017

Distance from Property: 893m



This report has been compiled on 28/03/2018 by Gr8 Est8 Agents. 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

44/18-26 MARLESFORD CRESCENT, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$470,000 to 517,000

Median sale price

Median price

\$462,000

House

Unit

X

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
22/18 MARLESFORD CRES, BERWICK, VIC 3806	\$470,000	29/01/2018
35/18 MARLESFORD CRES, BERWICK, VIC 3806	\$492,000	02/08/2017
3/55 STRATHAVAN DR, BERWICK, VIC 3806	\$525,000	02/08/2017