



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

1 Nestle Retreat 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 \$710,000 & \$780,000

### Median Sale Price

\$642,000 Houses in Berwick between Feb 2017 - Jan 2018

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.



**15 Cullen Close Berwick VIC 3806**

4 2 2

Sold Price

**\$775,500**

Sold Date

**18-Nov-17**

Distance

**0.15km**



**51 Telford Drive Berwick VIC 3806**

4 2 2

Sold Price

**\$760,000**

Sold Date

**03-Sep-17**

Distance

**1.06km**



**10 Werona Court Berwick VIC 3806**

4 2 2

Sold Price

**\$770,000**

Sold Date

**24-Jan-18**

Distance

**1.33km**

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