

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 HOWARD PLACE, BERWICK, VIC 3806**

 3  2  1

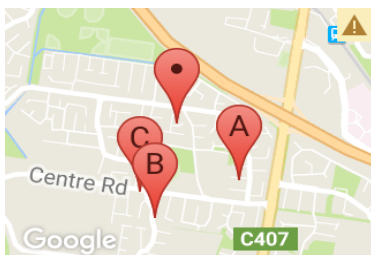
### Indicative Selling Price

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

Price Range: **530,000 to 583,000**

Provided by: Laurel Atkinson, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**BERWICK, VIC, 3806**

Suburb Median Sale Price (House)

**\$695,000**

01 July 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.



**2 WARROCK CRT, BERWICK, VIC 3806**

 3  2  -

Sale Price

**\$564,000**

Sale Date: 06/12/2017

Distance from Property: 576m



**38 BELLEVUE DR, BERWICK, VIC 3806**

 3  2  1

Sale Price

**\$565,000**

Sale Date: 25/10/2017

Distance from Property: 689m



**395 CENTRE RD, BERWICK, VIC 3806**

 3  2  1

Sale Price

**\$575,000**

Sale Date: 09/10/2017

Distance from Property: 545m



This report has been compiled on 27/03/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2 HOWARD PLACE, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

530,000 to 583,000

Median sale price

Median price

\$695,000

House

X

Unit


Suburb

BERWICK

Period

01 July 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
2 WARROCK CRT, BERWICK, VIC 3806	\$564,000	06/12/2017
38 BELLEVUE DR, BERWICK, VIC 3806	\$565,000	25/10/2017
395 CENTRE RD, BERWICK, VIC 3806	\$575,000	09/10/2017