![iTRAK real estate]

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

2 HOWARD PLACE, BERWICK, VIC 3806   🛏 3   🛁 2   🚗 1
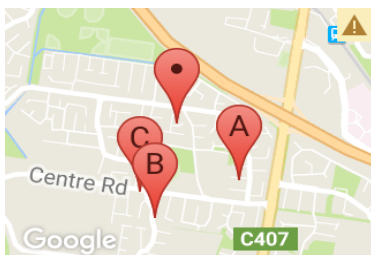
Indicative Selling Price

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

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: **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.

2 WARROCK CRT, BERWICK, VIC 3806   🛏 3   🛁 2   🚗 -

Sale Price

$564,000

Sale Date: 06/12/2017

Distance from Property: 576m   **A**

38 BELLEVUE DR, BERWICK, VIC 3806   🛏 3   🛁 2   🚗 1

Sale Price

$565,000

Sale Date: 25/10/2017

Distance from Property: 689m   **B**

395 CENTRE RD, BERWICK, VIC 3806   🛏 3   🛁 2   🚗 1

Sale Price

$575,000

Sale Date: 09/10/2017

Distance from Property: 545m   **C**

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

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		pricefinder	

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