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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

35 Allardice Parade 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 \$650,000 & \$715,000

### Median Sale Price

\$685,000 Houses in Berwick between 01 May 2018 - 30 Apr 2019

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.



**3 Rosewin Court Berwick VIC 3806** Sold Price <sup>RS</sup> **\$708,888** Sold Date **19-Feb-19**  
 3 2 2 Distance **0.53km**



**92 Telford Drive Berwick VIC 3806** Sold Price <sup>RS</sup> **\$705,000** Sold Date **08-Mar-19**  
 3 2 2 Distance **0.93km**



**34 Shanners Avenue Berwick VIC 3806** Sold Price **\$680,000** Sold Date **15-Apr-19**  
 4 2 2 Distance **0.41km**

**RS** = Recent sale **UN** = Undisclosed Sale

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