

STATEMENT OF INFORMATION

2 ALLAN STREET, BERWICK, VIC 3806

PREPARED BY EMIL SAWIRIS, ALEX SCOTT BERWICK, PHONE: 0411 886 807

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 ALLAN STREET, BERWICK, VIC 3806

3 2 2

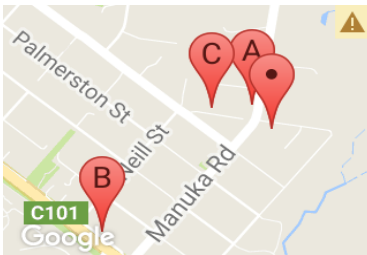
Indicative Selling Price

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

Single Price: **\$1,000,000**

Provided by: Emil Sawiris, Alex Scott Berwick

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$620,000

01 July 2016 to 30 June 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.



35 MANUKA RD, BERWICK, VIC 3806

3 2 2

Sale Price

***\$755,000**

Sale Date: 14/09/2017

Distance from Property: 106m



181 HIGH ST, BERWICK, VIC 3806

3 1 2

Sale Price

***\$1,040,000**

Sale Date: 29/07/2017

Distance from Property: 666m



11 FRITZLAFF CRT, BERWICK, VIC 3806

7 4 2

Sale Price

***\$1,100,000**

Sale Date: 12/09/2017

Distance from Property: 209m



This report has been compiled on 21/09/2017 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2017 - 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 ALLAN STREET, BERWICK, VIC 3806

Indicative selling price

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

Single Price:

\$1,000,000

Median sale price

Median price

\$620,000

House

X

Unit


Suburb

BERWICK

Period

01 July 2016 to 30 June 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
35 MANUKA RD, BERWICK, VIC 3806	*\$755,000	14/09/2017
181 HIGH ST, BERWICK, VIC 3806	*\$1,040,000	29/07/2017
11 FRITZLAFF CRT, BERWICK, VIC 3806	*\$1,100,000	12/09/2017