

## 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 2/61 STRATHAVAN DRIVE, 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: \$370,000 to \$380,000

### Median sale price

Median price \$438,000 House ☐ 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
1/60 WOODS ST, BEACONSFIELD, VIC 3807	*\$370,000	07/07/2017
1/11 RESERVE ST, BERWICK, VIC 3806	*\$440,000	25/06/2017
3/1 RESERVE ST, BERWICK, VIC 3806	\$406,000	11/04/2017