

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 STEFAN DRIVE, BERWICK, VIC 3806

3 2 2

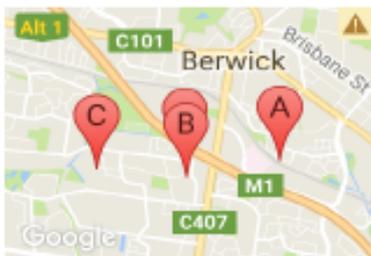
Indicative Selling Price

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

Price Range: **\$585,000 to \$630,000**

Provided by: Marie Kovacs, Eview Group South East

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.

17 WILONA WAY, BERWICK

Distance From Property: 1.2km 3 2 2



Property Type: House
Area: 455 m²
RPD: 348//PS434747

Features:

Sale Price: **Price Withheld - \$628,000** (Agents Advice - Sale)
Sale Date: 12/07/2017 Days to Sell: **22 Days**
Last Listed Price: \$600,000 - \$660,000 Chg%:
First Listed Price: \$600,000 - \$660,000 (Under Offer) Chg%:

27 STEFAN DR, BERWICK

Distance From Property: 220m 3 2 2



Property Type: House
Area: 411 m²
RPD: 30//PS537527

Features:

Sale Price: **\$605,000** (Normal Sale)
Sale Date: 18/04/2017 Days to Sell: **6 Days**
Last Listed Price: Contact Agent Chg%:
First Listed Price: Buyers over \$530,000 Chg%:

9 BEWLEY WAY, BERWICK

Distance From Property: 1.2km 3 2 2



Property Type: House
Area: 450 m²
RPD: 48//PS435113

Features:

Sale Price: **\$583,000** (Normal Sale)
Sale Date: 22/05/2017 Days to Sell: **7 Days**
Last Listed Price: Price by Negotiation \$500,000 - \$5... Chg%:
First Listed Price: \$500,000 - \$550,000 Chg%:

This report has been compiled on 21/09/2017 by Eview Group South East. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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