

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 5/52-54 Shinnars Avenue, Berwick Vic 3806

Indicative selling price

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

Range between \$530,000 & \$583,000

Median sale price

Median price \$503,250 House Unit X Suburb Berwick

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

5/52-54 Shinnars Avenue, Berwick Vic 3806

Merryn Schmidt
(03) 9831 3007
0413 994 597
merryns@metrops.com.au



 3  2  2-3

Rooms:

Property Type: Townhouse

Land Size: 458m2 approx sqm
approx

Agent Comments

Indicative Selling Price

\$530,000 - \$583,000

Median Unit Price

Year ending December 2017: \$503,250

Comparable Properties



8 Wembley Dr BERWICK 3806 (REI)

Agent Comments

 3  2  1

Price: \$630,000

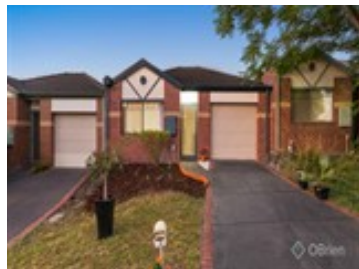
Method: Private Sale

Date: 13/10/2017

Rooms: -

Property Type: Townhouse (Single)

Land Size: 310 sqm approx



4 Manhattan Mews NARRE WARREN 3805 (REI)

Agent Comments

 3  2  1

Price: \$495,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 227 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.