

## 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

25 Augustus Drive Berwick VIC 3806

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

\*House

X

\*Unit

Suburb

Berwick

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

### 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

109 Marisa Crescent Berwick VIC 3806	\$730,000	19-Nov-18
49 McCubbin Way Berwick VIC 3806	\$680,000	15-Aug-18
17 McCubbin Way Berwick VIC 3806	\$702,000	28-Jul-18

**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.~~

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**109 Marisa Crescent Berwick VIC 3806**

3 2 2

Sold Price

**\$730,000**

Sold Date

**19-Nov-18**

Distance

**0.43km**



**49 McCubbin Way Berwick VIC 3806**

3 2 2

Sold Price

**\$680,000**

Sold Date

**15-Aug-18**

Distance

**0.75km**



**17 McCubbin Way Berwick VIC 3806**

4 2 2

Sold Price

**\$702,000**

Sold Date

**28-Jul-18**

Distance

**0.66km**

#### Notes from your agent

Land Area: 650 SQM - Building Area: 210.2 SQM - Year Built: 2001

Block smaller, home larger, starting to line up to a fairly comparable home.

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