

Mark Sewell P 03 5995 0500

M 0413 719 821 E mark.sewell@obrienrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offere	d for sale
-----------------	------------

Address Including suburb and postcode	25 Augustus Drive Berwick VIC 3806								
Indicative selling price									
For the meaning of this price	e see consumer.vi	c.gov.au	/underquoting	g (*Delete	single price	e or range a	as applicable)		
Single Price			or range between	1 .hnz	0,000	&	\$740,000		
Median sale price									
(*Delete house or unit as ap	plicable)					_			
Median Price	\$695,000	*Ho	use X	*Unit		Suburb	Berwick		
Period-from	01 Nov 2017	to	31 Oct 20	18	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.

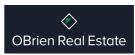
Address of comparable property	Price	Date of sale
109 Marisa Crescent Berwick VIC 3806	\$730,000	19-Nov-18
49 McCubbin Way Berwick VIC 3806	\$680,000	15-Aug-18
17 McCubbin Way Berwick VIC 3806	\$702,000	28-Jul-18

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Mark Sewell P 03 5995 0500

M 0413 719 821

E mark.sewell@obrienrealestate.com.au



109 Marisa Crescent Berwick VIC 3806

Sold Price

\$730,000

Sold Date 19-Nov-18

■ 3 ₾ 2 ⇔ 2 Distance

0.43km



49 McCubbin Way Berwick VIC 3806

Sold Price

\$680,000

Sold Date 15-Aug-18

■ 3 ₽ 2 \$ 2

Distance

0.75km



17 McCubbin Way Berwick VIC 3806

Sold Price

\$702,000

Sold Date

28-Jul-18

= 4

⇔ 2

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.