



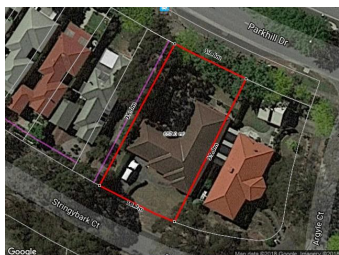
STATEMENT OF INFORMATION

11 STRINGYBARK COURT, BERWICK, VIC-3806

PREPARED BY ALEX SCOTT BERWICK, 49 HIGH STREET BERWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 STRINGYBARK COURT, BERWICK, VIC  3  2  2

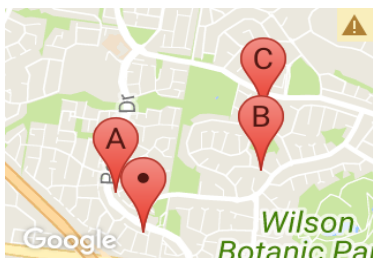
Indicative Selling Price

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

Price Range: \$650,000 to \$710,000

Provided by: Andie Smith, Alex Scott Berwick

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$690,000

01 April 2017 to 31 March 2018

Provided by: 

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.



13 NULLICA CRT, BERWICK, VIC 3806  3  2  2

Sale Price

\$692,000

Sale Date: 16/03/2018

Distance from Property: 336m



21 KURANDA CRES, BERWICK, VIC 3806  3  2  2

Sale Price

\$710,000

Sale Date: 28/02/2018

Distance from Property: 884m



3 PEMBROKE CRT, BERWICK, VIC 3806  3  2  2

Sale Price

\$675,000

Sale Date: 05/12/2017

Distance from Property: 1.2km



This report has been compiled on 14/05/2018 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

11 STRINGYBARK COURT, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$650,000 to \$710,000

Median sale price

Median price

\$690,000

House

X

Unit


Suburb

BERWICK

Period

01 April 2017 to 31 March 2018

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
13 NULLICA CRT, BERWICK, VIC 3806	\$692,000	16/03/2018
21 KURANDA CRES, BERWICK, VIC 3806	\$710,000	28/02/2018
3 PEMBROKE CRT, BERWICK, VIC 3806	\$675,000	05/12/2017