

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

68 WURUNDJERI BOULEVARD, BERWICK VIC 3806

### Indicative selling price

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

Range between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$670,000

\*House

X

Suburb  
or locality

BERWICK

Period - From

MAR 2017

to

FEB 2018

Source

CORELOGIC

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

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 5 Middleton Grove Berwick VIC 3806	\$704,000	13-FEB-18
2. 12 Bishop Place, Berwick VIC 3806	\$690,000	14-NOV-17
3. 66 Grices Road, Berwick VIC 3806	\$630,100	15-NOV-17



OBrien Real Estate