



STATEMENT OF INFORMATION

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Michael Studd

M 0401119640

E michaelstudd@jimbyrne.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Atkinson Drive Berwick VIC 3806

4 2 2

Indicative Selling Price

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

Range between \$610,000 & \$670,000

Median Sale Price

\$690,000 Houses in Berwick between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 Laburnum Street Berwick VIC 3806

4 2 2

Sold Price ^{RS} **\$627,000** ^{UN} Sold Date **18-Jan-19**

Distance **0.62km**



5 Ellaroo Circuit Clyde North VIC 3978

4 2 2

Sold Price **\$600,000** Sold Date **09-Jan-19**

Distance **0.91km**



6 Glasshouse Court Berwick VIC 3806

4 2 2

Sold Price **\$700,000** Sold Date **10-Jan-19**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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