



## STATEMENT OF INFORMATION

Prepared on 05 Sep 2017

Damien Towner

P (03) 9707 3837

M 0401181845

E dtowner@bigginscott.com.au

### HOUSE Offered for Sale

15 Marisa Crescent Berwick VIC 3806

 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median Sale Price

\$610,000 Houses in Berwick between Sep 2016 - Aug 2017

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.



**16 Ellesse Way Berwick VIC 3806**

 4  2  2

Sold Price

**\$765,000**

Sold Date

**25-Mar-17**

Distance

**0.45km**



**6 Ambrose Court Berwick VIC 3806**

 4  2  2

Sold Price

**\$755,000**

Sold Date

**19-Jun-17**

Distance

**0.57km**



**11 Streeton Way Berwick VIC 3806**

 4  2  2

Sold Price

**\$760,000**

Sold Date

**27-Mar-17**

Distance

**0.66km**

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