

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19/12 Grant Close, Berwick Vic 3806

Indicative selling price

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

Range between

\$435,000

&

\$475,000

Median sale price

Median price

\$440,000

House

Unit

X

Suburb

Berwick

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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
1	11/40-44 Warrawong Dr BERWICK 3806	\$513,500	21/04/2017
2	2/70 Saxonwood Dr NARRE WARREN 3805	\$427,500	29/01/2017
3	1/125 Mansfield St BERWICK 3806	\$425,000	09/06/2017

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.~~

19/12 Grant Close, Berwick Vic 3806

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Indicative Selling Price

\$435,000 - \$475,000

Median Unit Price

Year ending June 2017: \$440,000



2 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



11/40-44 Warrawong Dr BERWICK 3806 (REI)

Agent Comments

3 2 1

3 Bedroom

Price: \$513,500

Method: Private Sale

Date: 21/04/2017

Rooms: 5

Property Type: Townhouse (Single)



2/70 Saxonwood Dr NARRE WARREN 3805 (REI)

Agent Comments

2 1 1

Only one bathroom

Price: \$427,500

Method: Private Sale

Date: 29/01/2017

Rooms: 3

Property Type: Unit



1/125 Mansfield St BERWICK 3806 (REI)

Agent Comments

2 1 1

Only one bathroom

Price: \$425,000

Method: Private Sale

Date: 09/06/2017

Rooms: 3

Property Type: Unit

Land Size: 265 sqm approx