

## 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  
locality and postcode

19 Casandra Court, Berwick

### Indicative selling price

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

Range Between

\$820,000

&

\$880,000

### Median Sale Price

Median price

\$619,271

House

X

Suburb  
or locality

Berwick

Period - From

01/07/2017

to

31/07/2017

Source

Corelogic

### 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
1. 16 Middleton Grove, Berwick	\$865,000	06/01/2018
2. 34 Montpelier Drive, Berwick	\$905,000	13/10/2017
3. 42 Bridgewater Bvd, Berwick	\$870,000	20/01/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# Statement of Information



Sections 47AF of the Estate Agents Act 1980



19 Casandra Court, Berwick

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Indicative selling price: \$820,000 - \$880,000

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Bed Bath Car

## Berwick

Median House Price: \$619,271

Period From: 01/07/2017

Source: Corelogic

Median Unit Price: \$439,927

Period to: 31/07/2017

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
16 Middleton Grove, Berwick	House	4	2	2	\$865,000	06/01/2018	676m2
34 Montpelier Drive, Berwick	House	4	2	2	\$905,000	13/10/2017	633m2
42 Bridgewater Bvd, Berwick	House	4	2	2	\$870,000	20/01/2018	657m2

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Prepared on 24 January 2018

### Agent Details

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