

-GR8 EST8 **A G E N T S**

STATEMENT OF INFORMATION

7 SAUL AVENUE, BERWICK, VIC 3806

PREPARED BY GR8 EST8 AGENTS, EMAIL: LIRON@GR8EST8AGENTS.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 SAUL AVENUE, BERWICK, VIC 3806

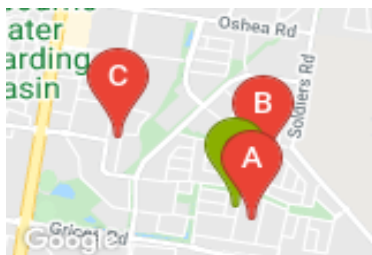
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Indicative Selling Price

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

Price Range: \$795,000 to \$870,000

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$687,250

01 October 2019 to 30 September 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



16 MIDDLETON GR, BERWICK, VIC 3806

4 2 2

Sale Price

\$831,080

Sale Date: 15/07/2020

Distance from Property: 134m



6 ATKINSON DR, BERWICK, VIC 3806

4 2 2

Sale Price

\$840,000

Sale Date: 21/10/2020

Distance from Property: 341m



27 BERNLY BVD, BERWICK, VIC 3806

4 2 2

Sale Price

***\$851,500**

Sale Date: 25/11/2020

Distance from Property: 909m



This report has been compiled on 25/12/2020 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

7 SAUL AVENUE, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$795,000 to \$870,000

Median sale price

Median price

\$687,250

Property type

House

Suburb

BERWICK

Period

01 October 2019 to 30 September 2020

Source

pricfinder

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

Price

Date of sale

16 MIDDLETON GR, BERWICK, VIC 3806	\$831,080	15/07/2020
6 ATKINSON DR, BERWICK, VIC 3806	\$840,000	21/10/2020
27 BERNLY BVD, BERWICK, VIC 3806	*\$851,500	25/11/2020

This Statement of Information was prepared

25/12/2020