

STATEMENT OF INFORMATION

6 GELLIBRAND COURT, BERWICK, VIC 3806 PREPARED BY MICHELLE GIBSON, ALEX SCOTT BERWICK



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 GELLIBRAND COURT, BERWICK, VIC







Indicative Selling Price

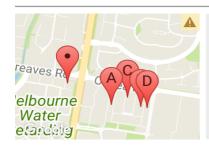
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$560,000 to \$580,000

Provided by: Michelle Gibson, Alex Scott Berwick

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$640,000

01 October 2016 to 30 September 2017

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.



23 MERIDIAN CCT, BERWICK, VIC 3806







Sale Price

\$520,000

Sale Date: 26/07/2017

Distance from Property: 324m





62 MERIDIAN CCT, BERWICK, VIC 3806







Sale Price

\$580,000

Sale Date: 05/07/2017

Distance from Property: 507m





18 LINDEMAN ST, BERWICK, VIC 3806







Sale Price

*\$580,000

Sale Date: 11/08/2017

Distance from Property: 405m







61 MERIDIAN CCT, BERWICK, VIC 3806 3 2 2 2 2







Sale Price \$565,000

Sale Date: 26/05/2017

Distance from Property: 548m



Statement of Information

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 postcode	6 GELLIBRAND COURT, BERWICK, VIC 3806
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Indicative selling price

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

Price Range: \$560,000 to \$580,000

Median sale price

Median price	\$640,000	House X	Unit	Suburb	BERWICK	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

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
23 MERIDIAN CCT, BERWICK, VIC 3806	\$520,000	26/07/2017
62 MERIDIAN CCT, BERWICK, VIC 3806	\$580,000	05/07/2017
18 LINDEMAN ST, BERWICK, VIC 3806	*\$580,000	11/08/2017
61 MERIDIAN CCT, BERWICK, VIC 3806	\$565,000	26/05/2017