

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

3 bedrooms 1 bathroom 2 car spaces

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

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$520,000

Sale Date: 26/07/2017

Distance from Property: 324m



62 MERIDIAN CCT, BERWICK, VIC 3806

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$580,000

Sale Date: 05/07/2017

Distance from Property: 507m



18 LINDEMAN ST, BERWICK, VIC 3806

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

***\$580,000**

Sale Date: 11/08/2017

Distance from Property: 405m



This report has been compiled on 18/11/2017 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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61 MERIDIAN CCT, BERWICK, VIC 3806

 **3**  **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

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



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