

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

34 Euroa Avenue, Berwick Vic 3806

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000

&

\$490,000

Median sale price

Median price \$700,000

House

X

Unit

Suburb Berwick

Period - From 01/07/2017

to

30/09/2017

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	9/40-44 Warrawong Dr BERWICK 3806	\$530,000	26/10/2017
2	34b Coolabah Gr BERWICK 3806	\$470,000	21/08/2017
3	27 Boston Ct NARRE WARREN 3805	\$460,000	20/06/2017

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.~~



3
 1
 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median House Price

September quarter 2017: \$700,000

Comparable Properties

9/40-44 Warrawong Dr BERWICK 3806 (REI)

Agent Comments

3
 2
 1

Price: \$530,000

Method: Private Sale

Date: 26/10/2017

Rooms: -

Property Type: House (Res)

34b Coolabah Gr BERWICK 3806 (VG)

Agent Comments

2
 -
 -

Price: \$470,000

Method: Sale

Date: 21/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 348 sqm approx



27 Boston Ct NARRE WARREN 3805 (VG)

Agent Comments

2
 -
 -

Price: \$460,000

Method: Sale

Date: 20/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 207 sqm approx