

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Pr	ppert	v offere	d for sale
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Address Including suburb and	34 Euroa Avenue, Berwick Vic 3806
postcode	

#### Indicative selling price

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

Range between \$460,000 & \$490,000
Range between \$460,000 & \$490,000

#### Median sale price

Median price	\$700,000	Hou	se 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.

Add	dress 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.





## hockingstuart





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)

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Agent Comments

Price: \$530,000 Method: Private Sale Date: 26/10/2017

Rooms: -

Property Type: House (Res)

34b Coolabah Gr BERWICK 3806 (VG)





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)



Price: \$460,000 Method: Sale Date: 20/06/2017 Rooms: -

Property Type: House (Res) Land Size: 207 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. 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.

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Agent Comments

**Agent Comments**