



STATEMENT OF INFORMATION

19/52-54 SHINNERS AVENUE, BERWICK, VIC 3806

PREPARED BY ANDIE SMITH , ALEX SCOTT BERWICK, PHONE: 0419 886 989

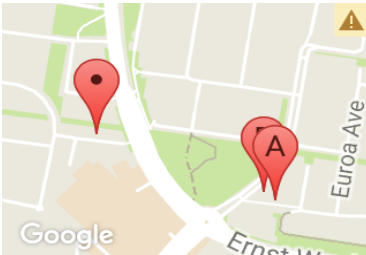
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**19/52-54 SHINNERS AVENUE, BERWICK,****3****1****2****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:****\$410,000 to \$435,000**

Provided by: Andie Smith , Alex Scott Berwick

MEDIAN SALE PRICE

**BERWICK, VIC, 3806****Suburb Median Sale Price (Unit)****\$443,000**

01 April 2017 to 30 September 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.

**24/2 JERILDERIE DR, BERWICK, VIC 3806****3****2****2****Sale Price****Price Withheld**

Sale Date: 10/10/2017

Distance from Property: 314m

**19/2 JERILDERIE DR, BERWICK, VIC 3806****3****2****2****Sale Price****\$450,000**

Sale Date: 15/05/2017

Distance from Property: 291m



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

19/52-54 SHINNERS AVENUE, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$410,000 to \$435,000

Median sale price

Median price

\$443,000

House

Unit

X

Suburb

BERWICK

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
24/2 JERILDERIE DR, BERWICK, VIC 3806	Price Withheld	10/10/2017
19/2 JERILDERIE DR, BERWICK, VIC 3806	\$450,000	15/05/2017