



STATEMENT OF INFORMATION

13 BERRYS ROAD, HARMERS HAVEN, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BERRYS ROAD, HARMERS HAVEN, VIC 2 2 -

Indicative Selling Price

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

Price Range: \$450,000 to \$470,000

Provided by: Rahnee Skate, PBE Real Estate Wonthaggi

MEDIAN SALE PRICE



HARMERS HAVEN, VIC, 3995

Suburb Median Sale Price (House)

\$327,500

01 April 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



42 VIMINARIA RD, HARMERS HAVEN, VIC 3995 2 1 2

Sale Price

***\$450,000**

Sale Date: 02/05/2017

Distance from Property: 795m



12 VIMINARIA RD, HARMERS HAVEN, VIC 3995 4 2 3

Sale Price

Price Withheld

Sale Date: 12/05/2017

Distance from Property: 1km



65 VIMINARIA RD, HARMERS HAVEN, VIC 3995 - - -

Sale Price

***\$259,000**

Sale Date: 04/01/2017

Distance from Property: 654m



This report has been compiled on 21/06/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 BERRYS ROAD, HARMERS HAVEN, VIC 3995

Indicative selling price

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Price Range:

\$450,000 to \$470,000

Median sale price

Median price

\$327,500

House

X

Unit

Suburb

HARMERS HAVEN

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
42 VIMINARIA RD, HARMERS HAVEN, VIC 3995	*\$450,000	02/05/2017
12 VIMINARIA RD, HARMERS HAVEN, VIC 3995	Price Withheld	12/05/2017
65 VIMINARIA RD, HARMERS HAVEN, VIC 3995	*\$259,000	04/01/2017