

STATEMENT OF INFORMATION

27B MANUKA ROAD, BERWICK, VIC 3806

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27B MANUKA ROAD, BERWICK, VIC 3806



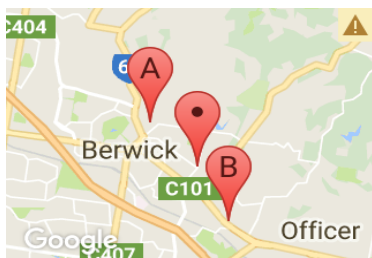
Indicative Selling Price

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

Price Range: \$599,000 to \$609,000

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (Unit)

\$440,000

01 July 2016 to 30 June 2017

Provided by: 

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.



22 GARDINER ST, BERWICK, VIC 3806



Sale Price

***\$545,000**

Sale Date: 06/07/2017

Distance from Property: 1.8km



4/91 OLD PRINCES HWY, BEACONSFIELD, VIC



Sale Price

\$471,000

Sale Date: 29/05/2017

Distance from Property: 1.8km



This report has been compiled on 14/08/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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	27B MANUKA ROAD, BERWICK, VIC 3806
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Indicative selling price

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

Price Range:	\$599,000 to \$609,000
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Median sale price

Median price	\$440,000	House		Unit	X	Suburb	BERWICK
Period	01 July 2016 to 30 June 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
22 GARDINER ST, BERWICK, VIC 3806	*\$545,000	06/07/2017
4/91 OLD PRINCES HWY, BEACONSFIELD, VIC 3807	\$471,000	29/05/2017