
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

21 Hagen Drive, Berwick

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$619,410 House x Suburb Berwick

Period - From January 2017 to June 2017 Source pricefinder.com.au

Comparable property sales

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. 4 Camdon Gardens, Berwick	\$790,000	18/05/2017
2. 7 Dalpura Court, Berwick	\$760,000	26/03/2017
3. 75 Sheldon Drive, Berwick	\$810,000	18/02/2017

Property data source: pricefinder.com.au. Generated on 1 July 2017.