



STATEMENT OF INFORMATION

14 MARINA COURT, 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

**14 MARINA COURT, BERWICK, VIC 3806**

4 bedrooms 2 bathrooms 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$600,000 to \$650,000**

Provided by: Andie Smith, Alex Scott Berwick

MEDIAN SALE PRICE

**BERWICK, VIC, 3806****Suburb Median Sale Price (House)****\$668,000**

01 April 2017 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

**7 KINTA CL, BERWICK, VIC 3806**

4 bedrooms 2 bathrooms 2 cars

Sale Price***\$636,888**

Sale Date: 28/06/2017

Distance from Property: 496m

**59 BEMERSYDE DR, BERWICK, VIC 3806**

4 bedrooms 2 bathrooms 2 cars

Sale Price**\$608,500**

Sale Date: 17/06/2017

Distance from Property: 227m

**34 MARLESFORD CRES, BERWICK, VIC 3806**

4 bedrooms 2 bathrooms 2 cars

Sale Price**\$645,000**

Sale Date: 07/05/2017

Distance from Property: 299m



This report has been compiled on 30/10/2017 by Alex Scott Berwick. 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

14 MARINA COURT, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$600,000 to \$650,000

Median sale price

Median price

\$668,000

House

X

Unit


Suburb

BERWICK

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
7 KINTA CL, BERWICK, VIC 3806	*\$636,888	28/06/2017
59 BEMERSYDE DR, BERWICK, VIC 3806	\$608,500	17/06/2017
34 MARLESFORD CRES, BERWICK, VIC 3806	\$645,000	07/05/2017