# STATEMENT OF INFORMATION

14 MARINA COURT, BERWICK, VIC-3806 PREPARED BY ANDIE SMITH, ALEX SCOTT BERWICK, PHONE: 0419 886 989



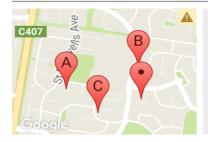


### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



# **MEDIAN SALE PRICE**



# **BERWICK, VIC, 3806**

Suburb Median Sale Price (House)

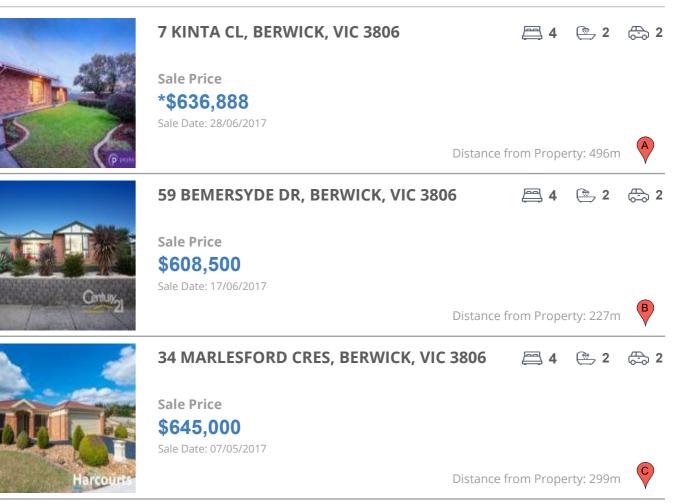
\$668,000

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.



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	р	pricefinder	

### **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