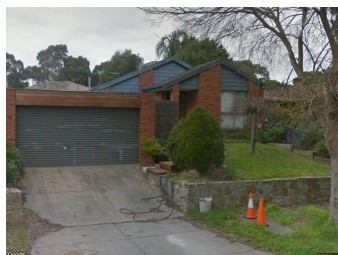


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



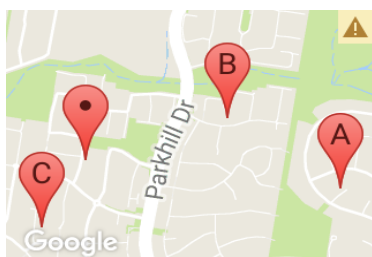
14 SUNNYSIDE DRIVE, BERWICK, VIC 3806  4  2  2

Indicative Selling Price

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

Price Range: **\$600,000 to \$660,000**

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$635,000

01 October 2016 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.



2 BAYLISS CRT, BERWICK, VIC 3806

 4  2  2

Sale Price

\$680,000

Sale Date: 15/04/2017

Distance from Property: 836m



13 VALLEY VIEW CRES, BERWICK, VIC 3806

 4  2  2

Sale Price

\$601,850

Sale Date: 21/03/2017

Distance from Property: 485m



18 GUMNUT CRT, BERWICK, VIC 3806

 4  2  3

Sale Price

\$590,000

Sale Date: 06/03/2017

Distance from Property: 282m



This report has been compiled on 24/10/2017 by Keen Real Estate. 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 SUNNYSIDE DRIVE, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$635,000

House

X

Unit


Suburb

BERWICK

Period

01 October 2016 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
2 BAYLISS CRT, BERWICK, VIC 3806	\$680,000	15/04/2017
13 VALLEY VIEW CRES, BERWICK, VIC 3806	\$601,850	21/03/2017
18 GUMNUT CRT, BERWICK, VIC 3806	\$590,000	06/03/2017