

# **-GR8** **EST8** **A G E N T S**

## **STATEMENT OF INFORMATION**

92 BELLEVUE DRIVE, BERWICK, VIC 3806

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412 535 195

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**92 BELLEVUE DRIVE, BERWICK, VIC 3806**  4  2  2

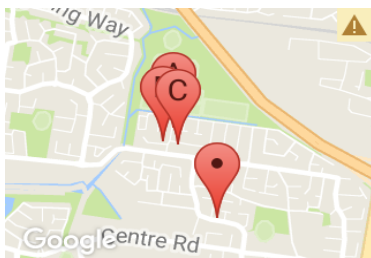
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **630,000 to \$693,000**

Provided by: Tony Muaremov, Gr8 Est8 Agents

## MEDIAN SALE PRICE



**BERWICK, VIC, 3806**

Suburb Median Sale Price (House)

**\$674,250**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**18 TERRI-ESTER DR, BERWICK, VIC 3806**  4  2  2

Sale Price

**\*\$676,000**

Sale Date: 02/02/2018

Distance from Property: 707m



**4 KATE ELIZABETH AVE, BERWICK, VIC**  4  2  2

Sale Price

**\*\$650,000**

Sale Date: 25/10/2017

Distance from Property: 649m



**5 RODLARNI CRES, BERWICK, VIC 3806**  4  2  2

Sale Price

**\*\$705,000**

Sale Date: 27/02/2018

Distance from Property: 580m



This report has been compiled on 03/03/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

92 BELLEVUE DRIVE, BERWICK, VIC 3806

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

630,000 to \$693,000

Median sale price

Median price

\$674,250

House

X

Unit


Suburb

BERWICK

Period

01 January 2017 to 31 December 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
18 TERRI-ESTER DR, BERWICK, VIC 3806	*\$676,000	02/02/2018
4 KATE ELIZABETH AVE, BERWICK, VIC 3806	*\$650,000	25/10/2017
5 RODLARNI CRES, BERWICK, VIC 3806	*\$705,000	27/02/2018