

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

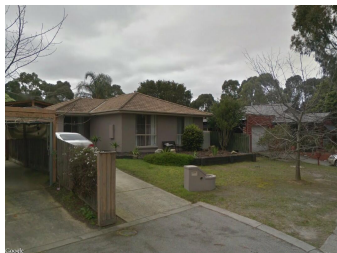
STATEMENT OF INFORMATION

8 BOREE COURT, BERWICK, VIC 3806

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 BOREE COURT, BERWICK, VIC 3806

3 2 1

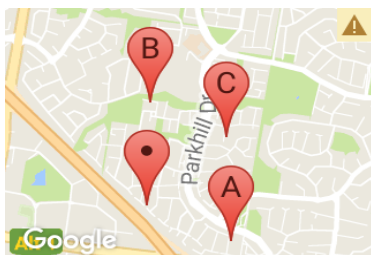
Indicative Selling Price

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

Price Range: \$580,000 to \$638,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$687,500

01 April 2017 to 31 March 2018

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.



5 ARGYLE CRT, BERWICK, VIC 3806

3 2 -

Sale Price

\$590,500

Sale Date: 18/02/2018

Distance from Property: 610m



7 WIRRABARRA PL, BERWICK, VIC 3806

3 2 2

Sale Price

\$610,000

Sale Date: 18/12/2017

Distance from Property: 731m



6 ILLOWRA CRT, BERWICK, VIC 3806

3 2 2

Sale Price

\$648,000

Sale Date: 04/12/2017

Distance from Property: 707m



This report has been compiled on 17/04/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - 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

8 BOREE COURT, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

\$580,000 to \$638,000

Median sale price

Median price

\$687,500

House

X

Unit

Suburb

BERWICK

Period

01 April 2017 to 31 March 2018

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
5 ARGYLE CRT, BERWICK, VIC 3806	\$590,500	18/02/2018
7 WIRRABARRA PL, BERWICK, VIC 3806	\$610,000	18/12/2017
6 ILLOWRA CRT, BERWICK, VIC 3806	\$648,000	04/12/2017