



-GR8 EST8 AGENTS

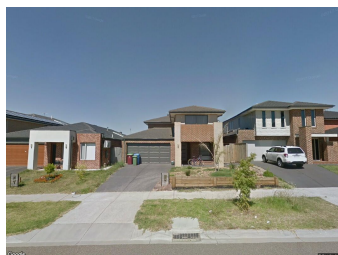
STATEMENT OF INFORMATION

25 FERNWREN DRIVE, BERWICK, VIC 3806

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 FERNWREN DRIVE, BERWICK, VIC 3806  4  2  2

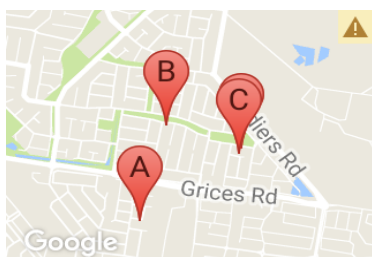
Indicative Selling Price

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

Price Range: 650,000 to \$715,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$690,000

01 April 2017 to 31 March 2018

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.



21 MILL CCT, CLYDE NORTH, VIC 3978  4  2  2

Sale Price

****\$711,000**

Sale Date: 23/02/2018

Distance from Property: 843m



29 PREMIER DR, BERWICK, VIC 3806  4  2  2

Sale Price

\$712,000

Sale Date: 04/03/2018

Distance from Property: 516m



7 GOOSEBERRY MEWS, BERWICK, VIC 3806  3  2  2

Sale Price

\$630,000

Sale Date: 05/12/2017

Distance from Property: 45m



This report has been compiled on 17/05/2018 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

25 FERNWREN DRIVE, BERWICK, VIC 3806

Indicative selling price

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

Price Range:

650,000 to \$715,000

Median sale price

Median price

\$690,000

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
21 MILL CCT, CLYDE NORTH, VIC 3978	**\$711,000	23/02/2018
29 PREMIER DR, BERWICK, VIC 3806	\$712,000	04/03/2018
7 GOOSEBERRY MEWS, BERWICK, VIC 3806	\$630,000	05/12/2017