

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

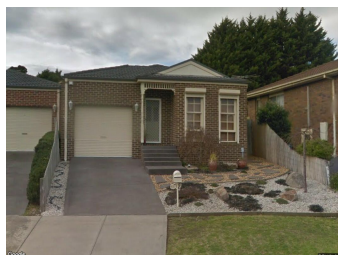
STATEMENT OF INFORMATION

83A STRATHAVAN DRIVE, BERWICK, VIC

PREPARED BY ALEX AZIMI, GR8 EST8 AGENTS, PHONE: 0402484 299

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



83A STRATHAVAN DRIVE, BERWICK, VIC

3 2 1

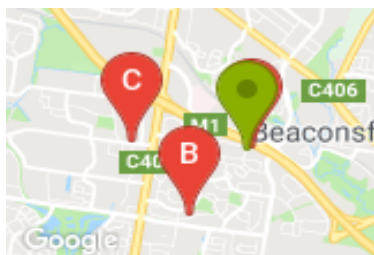
Indicative Selling Price

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

Price Range: **\$530,000 to \$570,000**

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: 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.



5/79 STRATHAVAN DR, BERWICK, VIC 3806

3 2 3

Sale Price

***\$515,000**

Sale Date: 18/05/2018

Distance from Property: 73m



2 YALUMBA CRT, BERWICK, VIC 3806

3 1 1

Sale Price

\$575,500

Sale Date: 29/03/2018

Distance from Property: 1.2km



450 CENTRE RD, BERWICK, VIC 3806

3 2 1

Sale Price

\$577,000

Sale Date: 03/03/2018

Distance from Property: 1.5km



This report has been compiled on 28/06/2018 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

83A STRATHAVAN DRIVE, BERWICK, VIC

Indicative selling price

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

Price Range:

\$530,000 to \$570,000

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
5/79 STRATHAVAN DR, BERWICK, VIC 3806	*\$515,000	18/05/2018
2 YALUMBA CRT, BERWICK, VIC 3806	\$575,500	29/03/2018
450 CENTRE RD, BERWICK, VIC 3806	\$577,000	03/03/2018