

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

## **STATEMENT OF INFORMATION**

8 FIELDHOUSE LANE, BERWICK, VIC 3806

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 FIELDHOUSE LANE, BERWICK, VIC 3806** - - -

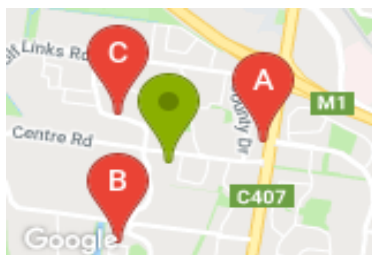
### Indicative Selling Price

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

**Price Range: \$660,000 to \$725,000**

Provided by: Tony Muaremov, Gr8 Est8 Agents

## MEDIAN SALE PRICE



### BERWICK, VIC, 3806

Suburb Median Sale Price (House)

**\$695,000**

01 July 2017 to 30 June 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.



**12 TYNTYNDER CL, BERWICK, VIC 3806** 3 2 2

Sale Price

**\$725,000**

Sale Date: 22/01/2018

Distance from Property: 633m



**6 APSLEY TCE, BERWICK, VIC 3806** 4 2 2

Sale Price

**\$678,000**

Sale Date: 11/04/2018

Distance from Property: 650m



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

Sale Price

**\$690,888**

Sale Date: 28/03/2018

Distance from Property: 475m



This report has been compiled on 10/07/2018 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

8 FIELDHOUSE LANE, 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:

\$660,000 to \$725,000

Median sale price

Median price

\$695,000

House

X

Unit


Suburb

BERWICK

Period

01 July 2017 to 30 June 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
12 TYNTYNDER CL, BERWICK, VIC 3806	\$725,000	22/01/2018
6 APSLEY TCE, BERWICK, VIC 3806	\$678,000	11/04/2018
92 BELLEVUE DR, BERWICK, VIC 3806	\$690,888	28/03/2018