

-GR8
EST8
AGENTS

STATEMENT OF INFORMATION

37 VAN DER HAAR AVENUE, BERWICK, VIC 3806

PREPARED BY ALEX AZIMI, GR8 EST8 AGENTS, PHONE: 0402 484 299

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 VAN DER HAAR AVENUE, BERWICK,

4 2 2

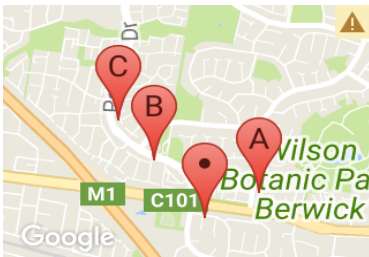
Indicative Selling Price

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

Price Range: **\$680,000 to \$745,000**

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.



92 QUARRY HILLS DR, BERWICK, VIC 3806

4 2 2

Sale Price

\$707,000

Sale Date: 30/01/2018

Distance from Property: 392m



1 ARGYLE CRT, BERWICK, VIC 3806

3 3 2

Sale Price

\$736,000

Sale Date: 16/12/2017

Distance from Property: 528m



13 NULLICA CRT, BERWICK, VIC 3806

3 2 2

Sale Price

\$692,000

Sale Date: 16/03/2018

Distance from Property: 899m



This report has been compiled on 20/05/2018 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

37 VAN DER HAAR AVENUE, BERWICK, VIC 3806

Indicative selling price

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

Price Range: \$680,000 to \$745,000

Median sale price

Median price \$690,000

House

Unit

Suburb

BERWICK

Period 01 April 2017 to 31 March 2018

Source

pricfinder

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
92 QUARRY HILLS DR, BERWICK, VIC 3806	\$707,000	30/01/2018
1 ARGYLE CRT, BERWICK, VIC 3806	\$736,000	16/12/2017
13 NULLICA CRT, BERWICK, VIC 3806	\$692,000	16/03/2018