

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 MALLARD STREET, BERWICK, VIC 3806  5  3  3

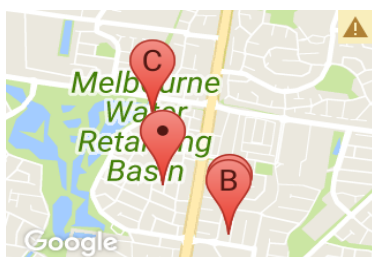
Indicative Selling Price

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

Price Range: **\$980,000 to \$1,078,000**

Provided by: Chris Hill, Barry Plant Berwick

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.



9 SUNVIEW PL, BERWICK, VIC 3806

 3  4  2

Sale Price

\$950,000

Sale Date: 08/07/2017

Distance from Property: 537m



5 SUNVIEW PL, BERWICK, VIC 3806

 5  3  2

Sale Price

\$975,000

Sale Date: 09/11/2017

Distance from Property: 555m



10 MOONDARRA DR, BERWICK, VIC 3806

 5  2  2

Sale Price

\$1,021,000

Sale Date: 19/10/2017

Distance from Property: 505m



This report has been compiled on 20/04/2018 by Barry Plant Berwick. 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 MALLARD STREET, BERWICK, VIC 3806

Indicative selling price

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

Price Range: \$980,000 to \$1,078,000

Median sale price

Median price \$690,000

House

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
9 SUNVIEW PL, BERWICK, VIC 3806	\$950,000	08/07/2017
5 SUNVIEW PL, BERWICK, VIC 3806	\$975,000	09/11/2017
10 MOONDARRA DR, BERWICK, VIC 3806	\$1,021,000	19/10/2017