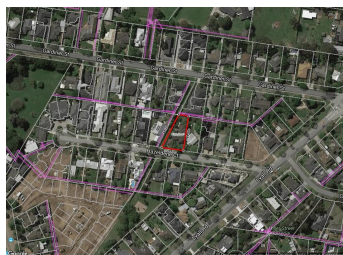


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 HAZELDENE COURT, BERWICK, VIC**

 3  2  2

Indicative Selling Price

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

Price Range: **\$870,000 to \$950,000**

Provided by: Jack McMaster, Barry Plant Berwick

## MEDIAN SALE PRICE



**BERWICK, VIC, 3806**

Suburb Median Sale Price (House)

**\$662,000**

01 January 2017 to 31 December 2017

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.



**14 CHRISTINE AVE, BERWICK, VIC 3806**

 4  2  2

Sale Price

**Price Withheld**

Sale Date: 30/11/2017

Distance from Property: 754m



**21 KRAMER DR, BERWICK, VIC 3806**

 4  3  2

Sale Price

**\*\$982,000**

Sale Date: 20/11/2017

Distance from Property: 572m



**10 GARDINER ST, BERWICK, VIC 3806**

 5  3  -

Sale Price

**\*\$960,000**

Sale Date: 07/12/2017

Distance from Property: 158m



This report has been compiled on 13/02/2018 by Barry Plant Berwick. 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

10 HAZELDENE COURT, 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: \$870,000 to \$950,000

### Median sale price

Median price \$662,000

House

Unit

Suburb BERWICK

Period 01 January 2017 to 31 December 2017

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
14 CHRISTINE AVE, BERWICK, VIC 3806	Price Withheld	30/11/2017
21 KRAMER DR, BERWICK, VIC 3806	*\$982,000	20/11/2017
10 GARDINER ST, BERWICK, VIC 3806	*\$960,000	07/12/2017