

STATEMENT OF INFORMATION

4 BUFFALO COURT, BERWICK, VIC 3806

PREPARED BY AARON WESTNEY, BARRY PLANT BERWICK, PHONE: 0438 333 570



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BUFFALO COURT, BERWICK, VIC 3806

 4  3  2

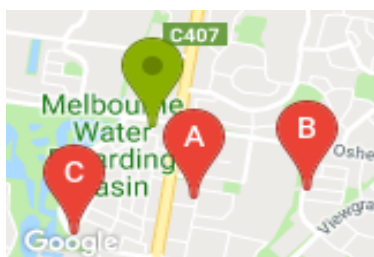
Indicative Selling Price

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

Price Range: **\$800,000 to \$880,000**

Provided by: Aaron Westney, Barry Plant Berwick

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$695,000

01 July 2017 to 30 June 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.



13 RIDGEMONT DR, BERWICK, VIC 3806

 4  3  3

Sale Price

***\$965,000**

Sale Date: 24/03/2018

Distance from Property: 581m



26 BRIDGEWATER BVD, BERWICK, VIC 3806

 4  2  2

Sale Price

\$870,000

Sale Date: 17/03/2018

Distance from Property: 1.1km



90 MOONDARRA DR, BERWICK, VIC 3806

 4  2  2

Sale Price

\$870,000

Sale Date: 15/05/2018

Distance from Property: 920m



This report has been compiled on 04/07/2018 by Barry Plant Berwick. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

4 BUFFALO COURT, BERWICK, VIC 3806

Indicative selling price

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

Price Range: \$800,000 to \$880,000

Median sale price

Median price \$695,000

House

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
13 RIDGEMONT DR, BERWICK, VIC 3806	*\$965,000	24/03/2018
26 BRIDGEWATER BVD, BERWICK, VIC 3806	\$870,000	17/03/2018
90 MOONDARRA DR, BERWICK, VIC 3806	\$870,000	15/05/2018