

STATEMENT OF INFORMATION

4 PARKVISTA PLACE, BERWICK, VIC 3806

PREPARED BY MARIE KOVACS, EVIEW GROUP SOUTH EAST



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 PARKVISTA PLACE, BERWICK, VIC 3806 4 3 2

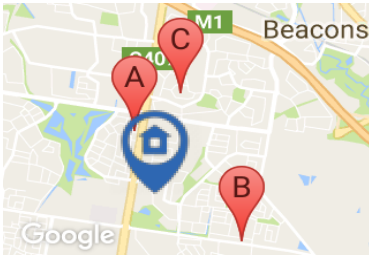
Indicative Selling Price

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

\$726,000 to \$803,000

Provided by: Marie Kovacs, Eview Group South East

SUBURB MEDIAN



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$600,000

01 April 2016 to 31 March 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.



13 PARRAMATTA PL, BERWICK, VIC 3806 5 3 3

Sale Price

\$790,000

Sale Date: 21/02/2017

Distance from Property: 951m



84 GRICES RD, BERWICK, VIC 3806 4 2 2

Sale Price

\$755,175

Sale Date: 17/02/2017

Distance from Property: 1.3km



7 THE OVAL, BERWICK, VIC 3806 4 2 2

Sale Price

\$770,000

Sale Date: 19/12/2016

Distance from Property: 1.5km



This report has been compiled on 24/05/2017 by Eview Group South East. Property Data Solutions Pty Ltd 2017 - 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 PARKVISTA PLACE, BERWICK, VIC 3806

Indicative selling price

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

Single Price / Range

\$726,000 to \$803,000

Median sale price

Median price

\$600,000

House

Unit

Suburb

BERWICK

Period

01 April 2016 to 31 March 2017

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
13 PARRAMATTA PL, BERWICK, VIC 3806	\$790,000	21/02/2017
84 GRICES RD, BERWICK, VIC 3806	\$755,175	17/02/2017
7 THE OVAL, BERWICK, VIC 3806	\$770,000	19/12/2016