

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



84 WHISTLER DRIVE, BERWICK, VIC 3806  4  2  2

Indicative Selling Price

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

Price Range: **790,000 to 869,000**

Provided by: Chris Hill, Barry Plant Berwick

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$640,000

01 October 2016 to 30 September 2017

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.



17 SHELDON DR, BERWICK, VIC 3806  4  2  2

Sale Price

***\$851,000**

Sale Date: 29/08/2017

Distance from Property: 128m



53 CAMBRIDGE DR, BERWICK, VIC 3806  4  2  3

Sale Price

\$818,000

Sale Date: 21/08/2017

Distance from Property: 108m



19 SHELDON DR, BERWICK, VIC 3806  4  3  2

Sale Price

***\$895,000**

Sale Date: 18/09/2017

Distance from Property: 125m



This report has been compiled on 14/11/2017 by Barry Plant Berwick. Property Data Solutions Pty Ltd 2017 - 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

84 WHISTLER DRIVE, BERWICK, VIC 3806

Indicative selling price

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

Price Range: 790,000 to 869,000

Median sale price

Median price \$640,000

House

Unit

Suburb

BERWICK

Period

01 October 2016 to 30 September 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
17 SHELDON DR, BERWICK, VIC 3806	*\$851,000	29/08/2017
53 CAMBRIDGE DR, BERWICK, VIC 3806	\$818,000	21/08/2017
19 SHELDON DR, BERWICK, VIC 3806	*\$895,000	18/09/2017