



# STATEMENT OF INFORMATION

Prepared on 16 August 2017

Brett Donaldson  
P 03 97047555  
M 0417 306886  
E sales@dmcre.com.au

## House Offered for Sale

3 Howard Place Berwick VIC 3806

4 3 2

## Indicative Selling Price

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

Range between \$571,000 & \$627,000

## Median Sale Price

\$610,000 Houses in Berwick between Aug 2016 - Jul 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 Cadell Place Berwick VIC 3806

4 2 2

Sold Price

**\$617,000**

Sold Date

**15-Jun-17**

Distance

**0.44km**

18 Dahlen Place Berwick VIC 3806

4 2 -

Sold Price

**\$580,000**

Sold Date

**27-Mar-17**

Distance

**0.44km**



73 Hancock Drive Berwick VIC 3806

4 2 2

Sold Price

**\$604,500**

Sold Date

**14-Jul-17**

Distance

**0.43km**

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