



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Thirlmere Court Berwick VIC 3806

4 1 2

## Indicative Selling Price

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

Range between \$680,000 & \$740,000

## Median Sale Price

\$695,000 Houses in Berwick between 01 Sep 2017 - 31 Aug 2018

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.



**53 Mansfield Street Berwick VIC 3806**

4 2 2

Sold Price **\$665,000** Sold Date **30-Jun-18**

Distance **0.14km**



**3 Penrith Court Berwick VIC 3806**

3 2 1

Sold Price **\$720,000** Sold Date **21-May-18**

Distance **0.19km**



**37 Jane Street Berwick VIC 3806**

3 1 2

Sold Price **\$765,000** Sold Date **24-May-18**

Distance **0.28km**

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