



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Yandilla Court Berwick VIC 3806

3 1 1

## Indicative Selling Price

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

Range between \$480,000 & \$525,000

## Median Sale Price

\$700,000 Houses in Berwick between 01 Nov 2017 - 31 Oct 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.

	<b>33 Coowarra Way Berwick VIC 3806</b> 3  1  1	Sold Price	<b>\$540,000</b>	Sold Date	<b>14-Jun-18</b>	Distance	<b>0.3km</b>
	<b>7 Magdalena Place Berwick VIC 3806</b> 3  1  1	Sold Price	<b>\$505,000</b>	Sold Date	<b>02-Sep-18</b>	Distance	<b>0.32km</b>
	<b>3 Tallara Square Berwick VIC 3806</b> 3  1  1	Sold Price	<b>\$500,000</b>	Sold Date	<b>23-Jul-18</b>	Distance	<b>0.58km</b>

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