

# 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)

Single Price \$510,000

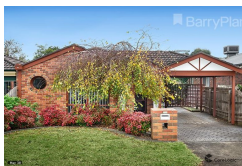
## Median Sale Price

\$695,000 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.



**33 Coowarra Way Berwick VIC 3806**

3 1 1

Sold Price **\$540,000** Sold Date **14-Jun-18**

Distance **0.3km**



**7 Magdalena Place Berwick VIC 3806**

3 1 1

Sold Price **\$505,000** Sold Date **02-Sep-18**

Distance **0.32km**



**3 Tallara Square Berwick VIC 3806**

3 1 1

Sold Price **\$500,000** Sold Date **23-Jul-18**

Distance **0.58km**

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