



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3/9 Gardiner Street, Berwick, VIC 3806

INDICATIVE SELLING PRICE

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

Range Between \$600,000 & \$660,000

MEDIAN SALE PRICE

Median price \$570,000 | Unit | Berwick (3806)

Period - From 1 November 2017 to 12 February 2018 | Source - realestate.com.au

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
1/165 HIGH STREET, BERWICK VIC 3806	\$637,000	15/12/2017
4/14 MCNABB STREET, BERWICK VIC 3806	\$595,000	25/01/2018
2/97 HIGH STREET, BERWICK VIC 3806	\$650,000	28/10/2017