



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

56 Inglis Road, Berwick, VIC 3806

INDICATIVE SELLING PRICE

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

Range Between \$730,000 & \$770,000

MEDIAN SALE PRICE

Median price \$690,000 | House | Berwick (3806)

Period - From 1 July 2017 to 1 June 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/22-26 BUCHANAN ROAD, BERWICK VIC 3806	\$730,000	10/11/2017
3/5 GAMBLE AVENUE, BERWICK VIC 3806	\$745,000	19/03/2018
4 GAMBLE AVENUE, BERWICK VIC 3806	\$750,000	04/04/2018