



STATEMENT OF INFORMATION

26 JARRYD CRESCENT, BERWICK, VIC 3806

PREPARED BY EMIL SAWIRIS, ALEX SCOTT BERWICK, PHONE: 0411 886 807

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

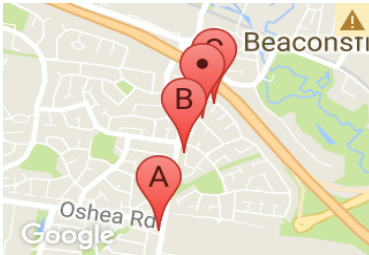
**26 JARRYD CRESCENT, BERWICK, VIC**

3 2 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$650,000**

Provided by: Emil Sawiris, Alex Scott Berwick

MEDIAN SALE PRICE

**BERWICK, VIC, 3806****Suburb Median Sale Price (House)****\$660,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**15 LAKEWOOD PL, BERWICK, VIC 3806**

3 2 2

Sale Price***\$707,000**

Sale Date: 19/12/2017

Distance from Property: 849m

**11 DRYDEN CRT, BERWICK, VIC 3806**

3 2 2

Sale Price***\$645,000**

Sale Date: 25/11/2017

Distance from Property: 271m

**46 JARRYD CRES, BERWICK, VIC 3806**

3 2 -

Sale Price***\$585,000**

Sale Date: 25/11/2017

Distance from Property: 133m

**This report has been compiled on 05/01/2018 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 JARRYD CRESCENT, BERWICK, VIC 3806

Indicative selling price

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

Single Price:

\$650,000

Median sale price

Median price

\$660,000

House

Unit

Suburb

BERWICK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
15 LAKEWOOD PL, BERWICK, VIC 3806	*\$707,000	19/12/2017
11 DRYDEN CRT, BERWICK, VIC 3806	*\$645,000	25/11/2017
46 JARRYD CRES, BERWICK, VIC 3806	*\$585,000	25/11/2017