



STATEMENT OF INFORMATION

4 EMBLING STREET, BERWICK, VIC 3806

PREPARED BY MICHELLE GIBSON , ALEX SCOTT BERWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

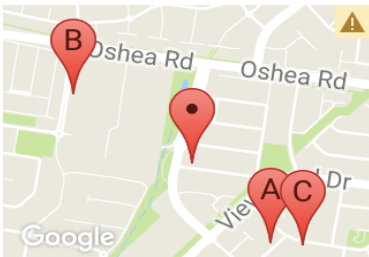
**4 EMBLING STREET, BERWICK, VIC 3806**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$760,000 to \$820,000**

Provided by: Michelle Gibson, Alex Scott Berwick

MEDIAN SALE PRICE

**BERWICK, VIC, 3806**

Suburb Median Sale Price (House)

\$702,000

01 October 2017 to 31 March 2018

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.

**3 KERFERD ST, BERWICK, VIC 3806**

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Sale Price

***\$785,500**

Sale Date: 03/03/2018

Distance from Property: 381m

**14 SKYLINE WAY, BERWICK, VIC 3806**

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Sale Price

\$720,000

Sale Date: 19/12/2017

Distance from Property: 463m

**23 GLENVIEW RISE, BERWICK, VIC 3806**

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Sale Price

\$821,000

Sale Date: 12/12/2017

Distance from Property: 462m

**This report has been compiled on 16/05/2018 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

4 EMBLING STREET, BERWICK, VIC 3806

Indicative selling price

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

Price Range: \$760,000 to \$820,000

Median sale price

Median price \$702,000

House

Unit

Suburb

BERWICK

Period 01 October 2017 to 31 March 2018

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
3 KERFERD ST, BERWICK, VIC 3806	*\$785,500	03/03/2018
14 SKYLINE WAY, BERWICK, VIC 3806	\$720,000	19/12/2017
23 GLENVIEW RISE, BERWICK, VIC 3806	\$821,000	12/12/2017