OBrien Real Estate

# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

30 Sheldon Drive Berwick VIC 3806

4 3 6

## Indicative Selling Price

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

Range between $1,200,000 & $1,300,000

## Median Sale Price

$670,000 Houses in Berwick between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.



**19 Quarry Hills Drive Berwick VIC 3806**

4 2 4

Sold Price RS **$1,275,000** Sold Date **24-Jun-19**

Distance **1.71km**



**17-18 Caravelle Court Berwick VIC 3806**

5 2 2

Sold Price RS **$1,250,000** Sold Date **29-Jul-19**

Distance **0.94km**



**54 Leemak Crescent Berwick VIC 3806**

4 3 4

Sold Price **$1,095,000** Sold Date **04-Feb-19**

Distance **0.2km**

**RS** = Recent sale **UN** = Undisclosed Sale

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