



STATEMENT OF INFORMATION

29/18-26 MARLESFORD CRESCENT, BERWICK, VIC-3806

PREPARED BY HEYWOOD & DAVIES REAL ESTATE, 44 ALBERT STREET WARRAGUL

HEYWOOD & CO
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29/18-26 MARLESFORD CRESCENT,

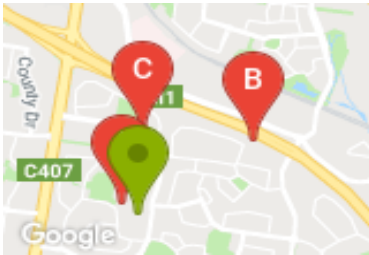
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Indicative Selling Price

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

Price Range: \$510,000 to \$550,000

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (Unit)

\$514,000

01 July 2017 to 30 June 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.



9/18 MARLESFORD CRES, BERWICK, VIC 3806

3 2 2

Sale Price

\$505,000

Sale Date: 22/05/2018

Distance from Property: 135m



5/79 STRATHAVAN DR, BERWICK, VIC 3806

3 2 3

Sale Price

***\$515,000**

Sale Date: 18/05/2018

Distance from Property: 912m



1/25 BEMERSYDE DR, BERWICK, VIC 3806

3 1 2

Sale Price

\$507,500

Sale Date: 10/04/2018

Distance from Property: 604m



This report has been compiled on 19/07/2018 by Heywood & Co Real Estate. 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

29/18-26 MARLESFORD CRESCENT, BERWICK, VIC 3806

Indicative selling price

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

Price Range: \$510,000 to \$550,000

Median sale price

Median price \$514,000

House

Unit

X

Suburb

BERWICK

Period 01 July 2017 to 30 June 2018

Source

 pricefinder

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
9/18 MARLESFORD CRES, BERWICK, VIC 3806	\$505,000	22/05/2018
5/79 STRATHAVAN DR, BERWICK, VIC 3806	*\$515,000	18/05/2018
1/25 BEMERSYDE DR, BERWICK, VIC 3806	\$507,500	10/04/2018