

Patrick Shrestha  
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## LAND Offered for Sale

40 Shanks Drive Berwick VIC 3806



## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$450,000


## Median Sale Price




\$487,500 Lands in Berwick between May 2017 - Apr 2018




Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

<b>42 Shanks Drive Berwick VIC 3806</b>	Sold Price	<b>\$273,000</b>	Sold Date	<b>27-Nov-17</b>
 -  - 			Distance	<b>0.01km</b>

<b>59 Warmbrunn Crescent Berwick VIC 3806</b>	Sold Price	<b>\$299,000</b>	Sold Date	<b>28-Feb-18</b>
 -  - 			Distance	<b>0.11km</b>

<b>Warmbrunn Crescent Berwick VIC 3806</b>	Sold Price	<b>\$342,000</b>	Sold Date	<b>06-Mar-18</b>
 -  - 			Distance	<b>0.18km</b>

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# STATEMENT OF INFORMATION

Prepared on 21 May 2018

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**9 Warmbrunn Crescent Berwick VIC 3806** Sold Price **\$455,000** Sold Date **16-Feb-18**  
 Distance **0.21km**



**28 Rogers Close Berwick VIC 3806** Sold Price **\$320,000** Sold Date **09-Jan-18**  
 Distance **0.22km**



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