

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Hartsmere Drive Berwick VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$825,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Berwick

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Address of comparable property

Price

Date of sale

7 Edward Court Berwick VIC 3806	\$895,000	15-Mar-21
34 Nixon Drive Berwick VIC 3806	\$900,000	27-Jun-21
45 Jarryd Crescent Berwick VIC 3806	\$770,000	09-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 September 2021



7 Edward Court Berwick VIC 3806

Sold Price

\$895,000

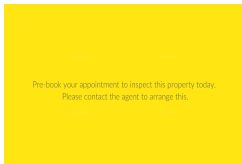
Sold Date

15-Mar-21

4 2 2

Distance

0.54km



34 Nixon Drive Berwick VIC 3806

Sold Price

^{RS} **\$900,000**

Sold Date

27-Jun-21

4 2 2

Distance

0.73km



45 Jarryd Crescent Berwick VIC 3806

Sold Price

^{RS} **\$770,000**

Sold Date

09-Aug-21

4 2 2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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