

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

3 Finch Street 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2019

to

31 Dec 2019

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 Samuel Close Berwick VIC 3806	\$672,000	17-Sep-19
11 Sorrento Avenue Berwick VIC 3806	\$745,000	24-Aug-19
2 Rosewin Court Berwick VIC 3806	\$680,000	14-Aug-19

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 January 2020



7 Samuel Close Berwick VIC 3806

Sold Price

\$672,000

Sold Date

17-Sep-19

3 2 2

Distance

0.25km



11 Sorrento Avenue Berwick VIC 3806

Sold Price

\$745,000

Sold Date

24-Aug-19

3 2 2

Distance

0.27km



2 Rosewin Court Berwick VIC 3806

Sold Price

\$680,000

Sold Date

14-Aug-19

3 2 2

Distance

0.23km



34 Jerilderie Drive Berwick VIC 3806

Sold Price

\$640,000

Sold Date

30-Aug-19

3 2 2

Distance

0.27km



18 Mittagong Court Berwick VIC 3806

Sold Price

\$625,000

Sold Date

05-Aug-19

3 2 1

Distance

0.53km



14 Silkwood Avenue Berwick VIC 3806

Sold Price

\$590,000

Sold Date

11-Jun-19

3 2 2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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**1 Brookfield Court Berwick VIC
3806**

3 2 2

Sold Price

Sold Date **18-Jun-19**

Distance **0.48km**

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

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