

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

4/42 Buchanan Road 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2019

to

31 Aug 2020

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

7/28 Buchanan Road Berwick VIC 3806	\$730,000	24-Jan-20
3 Ruby Place Berwick VIC 3806	\$740,000	24-Sep-19
1/13 Brisbane Street Berwick VIC 3806	\$950,000	07-Aug-20

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: 24 September 2020



7/28 Buchanan Road Berwick VIC 3806

Sold Price

\$730,000

Sold Date **24-Jan-20**

 3  2  2

Distance **0.13km**



3 Ruby Place Berwick VIC 3806

Sold Price

\$740,000

Sold Date **24-Sep-19**

 4  2  2

Distance **0.2km**



1/13 Brisbane Street Berwick VIC 3806

Sold Price

^{RS}**\$950,000**^{UN}

Sold Date **07-Aug-20**

 3  2  2

Distance **0.58km**



2 Santa Monica Place Berwick VIC 3806

Sold Price

\$732,000

Sold Date **21-Mar-20**

 3  2  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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