

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

95 FAIRGROUND PROMENADE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Land

Suburb

Berwick

Period-from

01 Jul 2022

to

30 Jun 2023

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

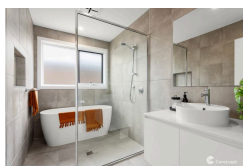
72 FAIRGROUND PROMENADE BERWICK VIC 3806	\$515,000	12-May-23
35 ATRANI AVENUE BERWICK VIC 3806	\$515,000	02-Jun-23
3 CANNES AVENUE BERWICK VIC 3806	\$479,000	13-Mar-23

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: 11 July 2023

Yogi Patel
P 1300 255 283
M 0451719161
E yogi.patel@allavenues.com.au

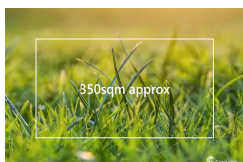


**72 FAIRGROUND PROMENADE
BERWICK VIC 3806**

3 3 1

Sold Price **\$515,000** Sold Date **12-May-23**

Distance **0.23km**



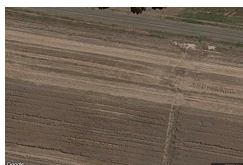
**35 ATRANI AVENUE BERWICK VIC
3806**

- - -

Sold Price

Sold Date **02-Jun-23**

Distance **0.26km**



**3 CANNES AVENUE BERWICK VIC
3806**

4 2 -

Sold Price

\$479,000 Sold Date **13-Mar-23**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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