

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

1 Allunga Parade 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

\$655,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2020

to

31 Jan 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

9 Wirrabarra Place Berwick VIC 3806	\$695,000	30-Nov-20
5 Lilac Crescent Berwick VIC 3806	\$700,117	05-Dec-20
15 Tilba Court Berwick VIC 3806	\$653,750	12-Jan-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: 08 February 2021



9 Wirrabarra Place Berwick VIC 3806

 3  2  2

Sold Price

\$695,000

Sold Date **30-Nov-20**

Distance

0.87km



5 Lilac Crescent Berwick VIC 3806

 3  2  2

Sold Price

^{RS} **\$700,117**

Sold Date **05-Dec-20**

Distance

0.78km



15 Tilba Court Berwick VIC 3806

 4  2  1

Sold Price

^{RS} **\$653,750**

Sold Date **12-Jan-21**

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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