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

32 Ambleside Crescent 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	\$620,000	&	\$680,000		
Median sale price						

(*Delete house or unit as applicable)

Median Price	\$670,000	Prope	erty type House		Suburb	Berwick			
Period-from	01 Jan 2019	to	31 Dec 2	2019 Source		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	
46 Mansfield Street Berwick VIC 3806	\$635,000	31-May-19	
14 Russel Avenue Berwick VIC 3806	\$665,000	05-Aug-19	
745 Princes Highway Berwick VIC 3806	\$710,000	22-Oct-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: 06 January 2020

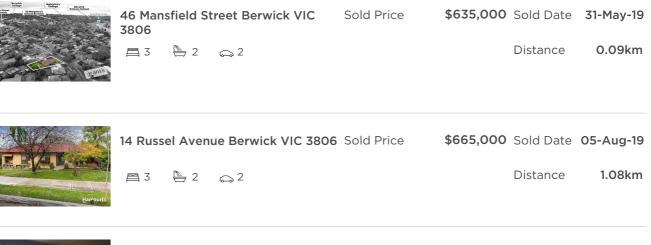


consumer.vic.gov.au



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745 Princes Highway Berwick VIC 3806		Sold Price	\$710,000	Sold Date	22-Oct-19	
	1	ç⊇ 2			Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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