

## 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

67 Hancock Drive Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2020

to

28 Feb 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

2 Glenisla Way Berwick VIC 3806	\$615,000	16-Feb-20
7 Kurnwill Place Berwick VIC 3806	\$610,000	07-Oct-20
5 Shaftsbury Avenue Berwick VIC 3806	\$649,000	30-Nov-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: 05 March 2021


**2 Glenisla Way Berwick VIC 3806**

Sold Price

**\$615,000**

Sold Date

**16-Feb-20**
 3

 2

 2

Distance

**0.07km**

**7 Kurnwill Place Berwick VIC 3806**

Sold Price

**\$610,000**

Sold Date

**07-Oct-20**
 3

 2

 2

Distance

**0.12km**

**5 Shaftsbury Avenue Berwick VIC 3806**

Sold Price

**\$649,000**

Sold Date

**30-Nov-20**
 3

 2

 2

Distance

**0.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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