

## 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

21 Hedgeley 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2019

to

29 Feb 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

6 St Annes Crescent Berwick VIC 3806	\$660,000	13-Nov-19
13 Albrecht Avenue Berwick VIC 3806	\$640,000	14-Nov-19
1 Glasshouse Court Berwick VIC 3806	\$695,000	05-Jan-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: 02 March 2020



**6 St Annes Crescent Berwick VIC 3806**

 3  2  2

Sold Price

**\$660,000**

Sold Date

**13-Nov-19**

Distance

**0.7km**



**13 Albrecht Avenue Berwick VIC 3806**

 3  2  2

Sold Price

**\$640,000**

Sold Date

**14-Nov-19**

Distance

**0.92km**



**1 Glasshouse Court Berwick VIC 3806**

 4  2  2

Sold Price

**\$695,000**

Sold Date

**05-Jan-20**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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