

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Yate Mews 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

\$545,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

*House

X

*Unit

Suburb

Berwick

Period-from

01 May 2018

to

30 Apr 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

6 Mitre Crescent Berwick VIC 3806	\$550,000	29-Nov-18
11 Hardy Court Berwick VIC 3806	\$590,000	19-Nov-18
5 Sturrock Court Berwick VIC 3806	\$598,000	09-Dec-18

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.~~

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6 Mitre Crescent Berwick VIC 3806 Sold Price **\$550,000** Sold Date **29-Nov-18**

3 2 2

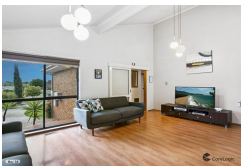
Distance **0.1km**



11 Hardy Court Berwick VIC 3806 Sold Price **\$590,000** Sold Date **19-Nov-18**

3 2 2

Distance **0.64km**



5 Sturrock Court Berwick VIC 3806 Sold Price **\$598,000** Sold Date **09-Dec-18**

3 2 2

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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