

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

2/37 PEEL STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Berwick

Period-from

01 Nov 2021

to

31 Oct 2022

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

3/1-3 SCANLAN STREET BERWICK VIC 3806	\$800,000	03-Oct-22
2/38 BUCHANAN ROAD BERWICK VIC 3806	\$810,000	31-Oct-22
9/2 AVARD COURT BERWICK VIC 3806	\$860,000	19-Sep-22

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: 07 November 2022



**3/1-3 SCANLAN STREET BERWICK
VIC 3806**

Sold Price

^{RS} **\$800,000** Sold Date **03-Oct-22**

 3  2  2

Distance **0.32km**



**2/38 BUCHANAN ROAD BERWICK
VIC 3806**

Sold Price

^{RS} **\$810,000** Sold Date **31-Oct-22**

 3  2  1

Distance **0.55km**



**9/2 AVARD COURT BERWICK VIC
3806**

Sold Price

^{RS} **\$860,000** Sold Date **19-Sep-22**

 3  2  2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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