

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

36 ALLARDICE PARADE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

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

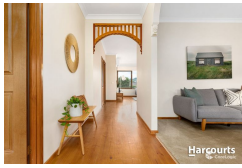
Date of sale

19 HIGHFIELDE AVENUE BERWICK VIC 3806	\$812,250	24-Aug-22
23 CULLEN CLOSE BERWICK VIC 3806	\$895,000	06-Jun-22
123 TELFORD DRIVE BERWICK VIC 3806	\$815,000	14-Oct-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: 29 November 2022



19 HIGHFIELDE AVENUE BERWICK VIC 3806

Sold Price

\$812,250

Sold Date **24-Aug-22**
 3  2  2

Distance

0.3km


23 CULLEN CLOSE BERWICK VIC 3806

Sold Price

\$895,000

Sold Date **06-Jun-22**
 3  2  2

Distance

0.43km


123 TELFORD DRIVE BERWICK VIC 3806

Sold Price

^{RS} **\$815,000**

Sold Date **14-Oct-22**
 3  2  2

Distance

1.5km
RS = Recent sale

UN = Undisclosed Sale

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