

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

5 Denbigh Court 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2019

to

30 Sep 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

26 Montpelier Drive Berwick VIC 3806	\$820,000	13-Mar-20
42 Hillgrove Crescent Berwick VIC 3806	\$820,800	28-May-20
64 Montpelier Drive Berwick VIC 3806	\$801,250	23-May-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: 07 October 2020



26 Montpelier Drive Berwick VIC 3806

 4
  2
  2

Sold Price

\$820,000

Sold Date

13-Mar-20

Distance

0.54km


42 Hillgrove Crescent Berwick VIC 3806

 4
  2
  2

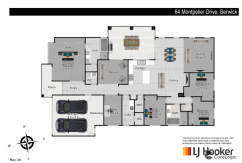
Sold Price

\$820,800

Sold Date

28-May-20

Distance

0.84km


64 Montpelier Drive Berwick VIC 3806

 4
  3
  2

Sold Price

\$801,250

Sold Date

23-May-20

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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