

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 Glenisla Way 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2019

to

31 Jan 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

1 Marida Court Berwick VIC 3806	\$617,000	28-Nov-19
13 Albrecht Avenue Berwick VIC 3806	\$640,000	14-Nov-19
20 Dempster Way Berwick VIC 3806	\$645,000	09-Oct-19

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: 11 February 2020



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1 Marida Court Berwick VIC 3806

Sold Price

\$617,000

Sold Date

28-Nov-19



3



2



2

Distance

0.95km



13 Albrecht Avenue Berwick VIC 3806

Sold Price

\$640,000

Sold Date

14-Nov-19



3



2



2

Distance

1.97km



20 Dempster Way Berwick VIC 3806

Sold Price

\$645,000

Sold Date

09-Oct-19



3



2



2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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