

## 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

80 Bernly Boulevard Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2019

to

31 Aug 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

9 Fanfare Close Berwick VIC 3806	\$850,000	09-Mar-20
32 Moondarra Drive Berwick VIC 3806	\$915,000	26-Jun-20
23 Macreadie Drive Berwick VIC 3806	\$850,000	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: 17 September 2020



### 9 Fanfare Close Berwick VIC 3806

Sold Price

**\$850,000**

Sold Date **09-Mar-20**
 4  2  2

Distance **0.94km**


### 32 Moondarra Drive Berwick VIC 3806

Sold Price

**\$915,000**

Sold Date **26-Jun-20**
 4  3  2

Distance **1.34km**


### 23 Macreadie Drive Berwick VIC 3806

Sold Price

**\$850,000**

Sold Date **23-May-20**
 4  2  2

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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