

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

2/17 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/58 GLOUCESTER AVENUE BERWICK VIC 3806	\$903,000	30-Aug-23
5 EXELL MEWS BERWICK VIC 3806	\$850,000	17-Sep-23
2/33 TURNER STREET BERWICK VIC 3806	\$788,000	03-Oct-23

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: 20 February 2024

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3/58 GLOUCESTER AVENUE BERWICK VIC 3806

 2  2  2

Sold Price **\$903,000** Sold Date **30-Aug-23**

Distance **0.87km**



5 EXELL MEWS BERWICK VIC 3806

 3  2  2

Sold Price **\$850,000** Sold Date **17-Sep-23**

Distance **1.13km**



2/33 TURNER STREET BERWICK VIC 3806

 3  2  2

Sold Price **\$788,000** Sold Date **03-Oct-23**

Distance **1.15km**



22A TURNER STREET BERWICK VIC 3806

 3  2  2

Sold Price ^{RS} **\$860,000** Sold Date **08-Feb-24**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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