

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

5/55-57 STRATHAVAN DRIVE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Berwick

Period-from

01 Apr 2021

to

31 Mar 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

5/10-12 INNES COURT BERWICK VIC 3806	\$650,000	21-Mar-22
2/183 HIGH STREET BERWICK VIC 3806	\$640,000	14-Jan-22
4/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$650,000	03-Dec-21

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 April 2022



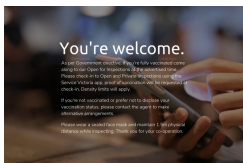
5/10-12 INNES COURT BERWICK
VIC 3806

Sold Price

RS **\$650,000** Sold Date **21-Mar-22**

 3 2 1

Distance 0.54km



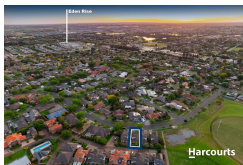
2/183 HIGH STREET BERWICK VIC
3806

Sold Price

\$640,000 Sold Date **14-Jan-22**

 3 2 2

Distance 1.44km



4/18-26 MARLESFORD CRESCENT
BERWICK VIC 3806

Sold Price

\$650,000 Sold Date 03-Dec-21

 3 2 2

Distance 0.87km

RS = Recent sale

UN = Undisclosed Sale

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