

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

86 SKYLINE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Houses

Suburb

Berwick

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 FANFARE CLOSE BERWICK VIC 3806	\$1,103,000	07-Oct-21
40 HIGHVALE CRESCENT BERWICK VIC 3806	\$1,285,000	18-Oct-21
7 ACKLAND COURT BERWICK VIC 3806	\$1,285,000	18-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 January 2022



OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



4 FANFARE CLOSE BERWICK VIC 3806

4 2 3

Sold Price

\$1,103,000

Sold Date

07-Oct-21

Distance

0.51km



40 HIGHVALE CRESCENT BERWICK VIC 3806

5 3 3

Sold Price

\$1,285,000

Sold Date

18-Oct-21

Distance

0.32km



7 ACKLAND COURT BERWICK VIC 3806

4 3 3

Sold Price

^{RS} **\$1,285,000**

Sold Date

18-Oct-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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