

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 Monarch Road 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

\$675,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2018

to

30 Sep 2019

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

7 Angelique Street Berwick VIC 3806	\$722,000	09-May-19
21 Mathoura Court Berwick VIC 3806	\$695,000	09-Oct-19
13 Belmont Road Berwick VIC 3806	\$680,000	27-Jul-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: 17 October 2019



7 Angelique Street Berwick VIC 3806

 4  2  2

Sold Price **\$722,000** Sold Date **09-May-19**

Distance **0.2km**



21 Mathoura Court Berwick VIC 3806

 4  2  2

Sold Price ^{RS} **\$695,000** ^{UN} Sold Date **09-Oct-19**

Distance **0.44km**



13 Belmont Road Berwick VIC 3806

 4  2  2

Sold Price ^{RS} **\$680,000** Sold Date **27-Jul-19**

Distance **0.49km**

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

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