

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

1/58 Palmerston 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Berwick

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/2 Allan Street Berwick VIC 3806	\$680,000	07-Oct-21
1/26 Palmerston Street Berwick VIC 3806	\$716,000	28-May-21
1/11 Church Street Berwick VIC 3806	\$705,000	22-May-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: 04 November 2021



2/2 Allan Street Berwick VIC 3806 Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **07-Oct-21**

 3  2  2

Distance **0.33km**



1/26 Palmerston Street Berwick VIC 3806 Sold Price **\$716,000** Sold Date **28-May-21**

 3  2  1

Distance **0.46km**



1/11 Church Street Berwick VIC 3806 Sold Price **\$705,000** Sold Date **22-May-21**

 3  2  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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