

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

9 Melville Park 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2020

to

30 Jun 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

1 Leichhardt Way Berwick VIC 3806	\$1,188,000	09-Feb-21
12 Denmark Hill Road Berwick VIC 3806	\$1,190,000	01-Feb-21
6 Kenny Court Berwick VIC 3806	\$1,170,000	16-Jul-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: 26 July 2021



1 Leichhardt Way Berwick VIC 3806 Sold Price **\$1,188,000** Sold Date **09-Feb-21**

 5  2  3

Distance **0.66km**



12 Denmark Hill Road Berwick VIC 3806 Sold Price **\$1,190,000** Sold Date **01-Feb-21**

 8  4  2

Distance **0.67km**



6 Kenny Court Berwick VIC 3806 Sold Price ^{RS} **\$1,170,000** ^{UN} Sold Date **16-Jul-21**

 4  2  2

Distance **0.98km**

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

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