

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

39 Berwick Springs Promenade Narre Warren South VIC 3805

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

\$700,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2020

to

31 Jul 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

14 Tulliallan Boulevard Cranbourne North VIC 3977	\$1,175,000	05-Jul-21
1 Ackland Court Berwick VIC 3806	\$1,200,000	12-Jun-21
38 Ellaroo Circuit Clyde North VIC 3978	\$1,185,000	16-Mar-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: 27 August 2021



14 Tulliallan Boulevard Cranbourne North VIC 3977

5 5 2

Sold Price

\$1,175,000

Sold Date

05-Jul-21

Distance

2.03km



1 Ackland Court Berwick VIC 3806

4 2 8

Sold Price

\$1,200,000

Sold Date

12-Jun-21

Distance

2.2km



38 Ellaroo Circuit Clyde North VIC 3978

7 6 2

Sold Price

\$1,185,000

Sold Date

16-Mar-21

Distance

3.58km

RS = Recent sale

UN = Undisclosed Sale

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