

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

46 SUNNYSIDE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2022

to

31 Dec 2022

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

34B MITRE CRESCENT BERWICK VIC 3806	\$678,910	21-Oct-22
15 ABERDEEN COURT NARRE WARREN VIC 3805	\$678,000	16-Dec-22
2 FRANLEIGH DRIVE NARRE WARREN VIC 3805	-	07-Dec-22

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.~~

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consumer.vic.gov.au

CONSUMER
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**34B MITRE CRESCENT BERWICK
VIC 3806**

3 1 2

Sold Price

\$678,910

Sold Date

21-Oct-22

Distance

0.81km



**15 ABERDEEN COURT NARRE
WARREN VIC 3805**

3 1 2

Sold Price

^{RS} **\$678,000**

Sold Date

16-Dec-22

Distance

1.39km



**2 FRANLEIGH DRIVE NARRE
WARREN VIC 3805**

3 1 2

Sold Price

^{RS} ^{UN}

Sold Date

07-Dec-22

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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