

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

1/9 TURNER 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 2023

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

1/52 ELGIN STREET BERWICK VIC 3806	\$630,500	22-Nov-22
1/5 RESERVE STREET BERWICK VIC 3806	\$610,000	16-Jan-23

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: 01 June 2023

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1/52 ELGIN STREET BERWICK VIC 3806

Sold Price

\$630,500

Sold Date

22-Nov-22

 3

 1

 2

Distance

0.17km



1/5 RESERVE STREET BERWICK VIC 3806

Sold Price

\$610,000

Sold Date

16-Jan-23

 3

 1

 2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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