

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

30/52-54 Shinnars Avenue 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

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

17/2-6 Jerilderie Drive Berwick VIC 3806	\$520,000	12-May-21
18/7-9 Denise Court Narre Warren VIC 3805	\$522,000	12-Apr-21
7 Heatherlea Crescent Narre Warren VIC 3805	\$520,000	15-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: 13 July 2021



17/2-6 Jerilderie Drive Berwick VIC 3806

Sold Price

^{RS}

\$520,000

Sold Date

12-May-21

 3

 2

 2

Distance

0.29km



18/7-9 Denise Court Narre Warren VIC 3805

Sold Price

\$522,000

Sold Date

12-Apr-21

 3

 1

 1

Distance

1.07km



7 Heatherlea Crescent Narre Warren VIC 3805

Sold Price

\$520,000

Sold Date

15-Mar-21

 3

 1

 2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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