

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

2/26 PEEL 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

\$760,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/17 PEEL STREET BERWICK VIC 3806	\$825,000	01-Jul-24
8/28 BUCHANAN ROAD BERWICK VIC 3806	\$860,000	06-Jun-24
1/2 TURNER STREET BERWICK VIC 3806	\$890,000	15-Aug-24

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: 18 September 2024

	2/17 PEEL STREET BERWICK VIC 3806	Sold Price	^{RS} \$825,000 ^{UN}	Sold Date	01-Jul-24
	 3  2  2			Distance	0.14km
	8/28 BUCHANAN ROAD BERWICK VIC 3806	Sold Price	\$860,000	Sold Date	06-Jun-24
	 3  2  2			Distance	0.6km
	1/2 TURNER STREET BERWICK VIC 3806	Sold Price	^{RS} \$890,000	Sold Date	15-Aug-24
	 3  2  2			Distance	1.29km

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

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