

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

4/14 MCNABB 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2021

to

30 Sep 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

1/15 EVAN STREET BERWICK VIC 3806	\$715,000	20-Jul-22
3/46 BRISBANE STREET BERWICK VIC 3806	\$738,000	02-May-22
2/167 HIGH STREET BERWICK VIC 3806	\$740,000	22-Apr-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.~~

This Statement of Information was prepared on: 13 October 2022



1/15 EVAN STREET BERWICK VIC 3806

Sold Price

^{RS} **\$715,000**

Sold Date

20-Jul-22

3

2

2

Distance

0.66km



3/46 BRISBANE STREET BERWICK VIC 3806

Sold Price

^{RS} **\$738,000**

Sold Date

02-May-22

3

2

1

Distance

0.68km



2/167 HIGH STREET BERWICK VIC 3806

Sold Price

\$740,000

Sold Date

22-Apr-22

3

2

2

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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