

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

2/179 HIGH 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2021

to

31 Aug 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

1/14 PEEL STREET BERWICK VIC 3806	\$970,000	04-Aug-22
1/1-3 SCANLAN STREET BERWICK VIC 3806	\$960,000	25-Aug-22
6/64 GLOUCESTER AVENUE BERWICK VIC 3806	\$920,000	14-Sep-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: 29 September 2022



1/14 PEEL STREET BERWICK VIC 3806

Sold Price

^{RS} **\$970,000** ^{UN}

Sold Date **04-Aug-22**

 3  3  2

Distance **1.31km**



1/1-3 SCANLAN STREET BERWICK VIC 3806

Sold Price

^{RS} **\$960,000**

Sold Date **25-Aug-22**

 3  2  2

Distance **0.86km**



6/64 GLOUCESTER AVENUE BERWICK VIC 3806

Sold Price

^{RS} **\$920,000**

Sold Date **14-Sep-22**

 4  2  2

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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