

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

2/109 Golf Links Road 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2019

to

31 May 2020

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

4/109 Golf Links Road Berwick VIC 3806	\$425,000	21-Nov-19
20 Melzak Way Berwick VIC 3806	\$452,500	11-Sep-19
12 Melzak Way Berwick VIC 3806	\$485,000	27-Jan-20

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: 10 June 2020

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4/109 Golf Links Road Berwick VIC 3806 Sold Price **\$425,000** Sold Date **21-Nov-19**

 3  1  1

Distance **0.02km**



20 Melzak Way Berwick VIC 3806 Sold Price **\$452,500** Sold Date **11-Sep-19**

 3  1  1

Distance **0.56km**



12 Melzak Way Berwick VIC 3806 Sold Price **\$485,000** Sold Date **27-Jan-20**

 3  1  2

Distance **0.59km**

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

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