

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Hillman Court 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 \$600,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$675,000 *House ☒ *Unit ☐ Suburb Berwick
Period-from 01 Aug 2018 to 31 Jul 2019 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 |
|---------------------------------------|-----------|--------------|
| 14 Willslie Crescent Berwick VIC 3806 | \$610,000 | 21-Mar-19 |
| 4 Kinta Close Berwick VIC 3806 | \$648,000 | 11-Mar-18 |
| 10 Pendulum Place Berwick VIC 3806 | \$655,000 | 25-Feb-19 |

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.~~

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