

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

Lot 216 - 342-350 Centre Rd, Berwick, 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 704,000

or range between

&

Median sale price

Median price \$ 550,000

Property type Vacant Land

Suburb Berwick

Period - From 1/01/2022

to

1/03/2022

Source

Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 212 - Drummond Drive, Berwick, 3806	\$ 704,000	18/06/2022
2 Lot 5106 - Crabtree Crescent, Berwick, 3806	\$ 651,000	12/01/2022
3 Lot 3060 - Cupples Crescent, Berwick, 3806	\$ 621,000	30/01/2022

This Statement of Information was prepared on:

07 Jul 2022