

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

6 GINGHAM PLACE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$859,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2021

to

30 Jun 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

7 HOWITT COURT BERWICK VIC 3806	\$730,000	30-Mar-22
12 GARNET CLOSE NARRE WARREN VIC 3805	\$730,000	26-May-22
108 KURRAJONG ROAD NARRE WARREN VIC 3805	\$727,500	30-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 July 2022



7 HOWITT COURT BERWICK VIC 3806

 3
  2
  2

Sold Price

\$730,000

Sold Date **30-Mar-22**

Distance **0.91km**

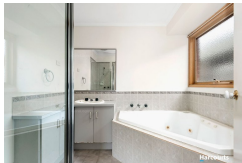

12 GARNET CLOSE NARRE WARREN VIC 3805

 3
  2
  4

Sold Price

^{RS} **\$730,000**

Sold Date **26-May-22**

Distance **1.85km**


108 KURRAJONG ROAD NARRE WARREN VIC 3805

 3
  2
  4

Sold Price

\$727,500

Sold Date **30-Apr-22**

Distance **1.82km**
RS = Recent sale

UN = Undisclosed Sale

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