

## 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

**19B Mitre Crescent, Berwick VIC 3806**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$ 500,000

&

\$ 525,000

### Median sale price

Median price

\$ 750,000

House

X

Unit

Suburb

BERWICK VIC 3806

Period - From

19/11/2018

to

19/11/2018

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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 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 4 Adelaide Close, Berwick VIC 3806	\$ 550,000	22/12/2018
2 8 Gumnut Court, Berwick VIC 3806	\$ 538,000	10/11/2018
3 8 Mitre Crescent, Berwick VIC 3806	\$ 560,000	16/11/2018