

## 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

20 Saintly Grove 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2020

to

28 Feb 2021

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

5 Cashel Court Berwick VIC 3806	\$675,000	23-Feb-21
20 Shaftsbury Avenue Berwick VIC 3806	\$648,000	23-Feb-21
5 Shaftsbury Avenue Berwick VIC 3806	\$649,000	30-Nov-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: 29 March 2021



### 5 Cashel Court Berwick VIC 3806

Sold Price

<sup>RS</sup> \$675,000

Sold Date

23-Feb-21

 3

 2

 2

Distance

0.41km



### 20 Shaftsbury Avenue Berwick VIC 3806

Sold Price

<sup>RS</sup> \$648,000

Sold Date

23-Feb-21

 3

 2

 2

Distance

0.34km



### 5 Shaftsbury Avenue Berwick VIC 3806

Sold Price

\$649,000

Sold Date

30-Nov-20

 3

 2

 2

Distance

0.21km



### 374 Centre Road Berwick VIC 3806

Sold Price

\$615,000

Sold Date

17-Sep-20

 3

 2

 2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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