

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

21 Shaftsbury Avenue 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2019

to

30 Jun 2020

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

13 Kate Elizabeth Avenue Berwick VIC 3806	\$673,000	28-Feb-20
17 Blake Street Berwick VIC 3806	\$672,000	29-Jun-20
7 Wildflower Crescent Narre Warren South VIC 3805	\$680,000	26-Jan-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: 01 July 2020



13 Kate Elizabeth Avenue Berwick VIC 3806

 4  2  2

Sold Price

\$673,000

Sold Date **28-Feb-20**

Distance **0.48km**



17 Blake Street Berwick VIC 3806

 4  2  2

Sold Price

^{RS} **\$672,000**

Sold Date **29-Jun-20**

Distance **0.69km**



7 Wildflower Crescent Narre Warren South VIC 3805

 4  2  2

Sold Price

\$680,000

Sold Date **26-Jan-20**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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