

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

147 Soldiers Road, Berwick Vic 3806

Indicative selling price

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

Range between \$665,000 & \$730,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Berwick

Period - From 01/07/2021 to 30/06/2022 Source REIV

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	65 Springleaf Av CLYDE NORTH 3978	\$696,165	30/06/2022
2	6 Satsuma Av BERWICK 3806	\$700,000	04/04/2022
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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 six months.~~

This Statement of Information was prepared on: 08/09/2022 16:11



Property Type: House (Res)

Land Size: 375 sqm approx

Agent Comments

Indicative Selling Price

\$665,000 - \$730,000

Median Unit Price

Year ending June 2022: \$652,500

Comparable Properties

65 Springleaf Av CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$696,165

Method: Sale

Date: 30/06/2022

Property Type: House (Res)

Land Size: 375 sqm approx

6 Satsuma Av BERWICK 3806 (VG)

Agent Comments



Price: \$700,000

Method: Sale

Date: 04/04/2022

Property Type: House (Res)

Land Size: 350 sqm approx

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 six months.