

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

8 Greystoke Court 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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Berwick

Period-from

01 Oct 2020

to

30 Sep 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

46-48 William Road Berwick VIC 3806	\$980,000	25-May-21
7 Dalpura Court Berwick VIC 3806	\$950,000	29-Jun-21
62 Telford Drive Berwick VIC 3806	\$990,000	17-Jun-21

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: 04 October 2021



46-48 William Road Berwick VIC 3806

Sold Price **\$980,000** Sold Date **25-May-21**

 3  2  4

Distance **0.73km**



7 Dalpura Court Berwick VIC 3806

Sold Price **\$950,000** Sold Date **29-Jun-21**

 5  3  2

Distance **1.39km**



62 Telford Drive Berwick VIC 3806

Sold Price **\$990,000** Sold Date **17-Jun-21**

 5  2  2

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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