

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

7 Van Der Haar 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2020

to

30 Nov 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

4 Van Der Haar Avenue Berwick VIC 3806	\$850,000	03-Dec-21
35 Van Der Haar Avenue Berwick VIC 3806	\$795,000	01-Nov-21
3 Kirkfell Court Berwick VIC 3806	\$810,000	09-Nov-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: 07 December 2021



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**4 Van Der Haar Avenue Berwick
VIC 3806**

4 2 1

Sold Price

^{RS} **\$850,000**

Sold Date

03-Dec-21

Distance

0.05km



**35 Van Der Haar Avenue Berwick
VIC 3806**

4 2 2

Sold Price

^{RS} **\$795,000**

Sold Date

01-Nov-21

Distance

0.23km



3 Kirkfell Court Berwick VIC 3806

3 2 2

Sold Price

^{RS} **\$810,000** ^{UN}

Sold Date

09-Nov-21

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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