

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

22 Hazelnut Boulevard 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Berwick

Period-from

01 Aug 2020

to

31 Jul 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

36 Chagall Parade Clyde North VIC 3978	\$870,000	15-Feb-21
18 Bellhaven Circuit Clyde North VIC 3978	\$780,000	14-Apr-21
10 Morello Place Berwick VIC 3806	-	27-May-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: 23 August 2021



36 Chagall Parade Clyde North VIC 3978

 4  2  2

Sold Price

\$870,000

Sold Date

15-Feb-21

Distance

0.81km



18 Bellhaven Circuit Clyde North VIC 3978

 4  2  2

Sold Price

\$780,000

Sold Date

14-Apr-21

Distance

1.28km



10 Morello Place Berwick VIC 3806

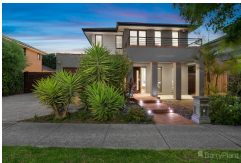
 4  2  2

Sold Price

- Sold Date **27-May-20**

Distance

0.03km



21 Premier Drive Berwick VIC 3806

 4  2  2

Sold Price

\$761,000

Sold Date

18-Nov-20

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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