

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 Wintersun Road 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2019

to

31 Aug 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

2 Sorrento Avenue Berwick VIC 3806	\$775,000	18-Jun-20
23 Mornington Grove Berwick VIC 3806	\$806,000	28-Aug-20
58 Montbrae Circuit Narre Warren North VIC 3804	\$795,000	11-Aug-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: 27 September 2020



2 Sorrento Avenue Berwick VIC 3806

Sold Price

^{RS}

\$775,000

Sold Date

18-Jun-20

4 2 2

Distance

0.12km



23 Mornington Grove Berwick VIC 3806

Sold Price

^{RS}

\$806,000

Sold Date

28-Aug-20

4 2 3

Distance

0.14km



58 Montbrae Circuit Narre Warren North VIC 3804

Sold Price

^{RS}

\$795,000

Sold Date

11-Aug-20

4 2 2

Distance

0.48km



56 Browtop Road Narre Warren VIC 3805

Sold Price

^{RS}

\$737,560

Sold Date

02-Jul-20

4 2 2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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