

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

1/12-14 Fieldhouse Lane 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2019

to

30 Jun 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

1/3 Field Court Berwick VIC 3806	\$550,100	22-Mar-20
375D Centre Road Berwick VIC 3806	\$550,000	11-Feb-20
12 Melzak Way Berwick VIC 3806	\$485,000	27-Jan-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: 08 July 2020


1/3 Field Court Berwick VIC 3806

Sold Price

\$550,100

Sold Date

22-Mar-20


Distance

0.4km

375D Centre Road Berwick VIC 3806

Sold Price

\$550,000

Sold Date

11-Feb-20


Distance

0.41km

12 Melzak Way Berwick VIC 3806

Sold Price

\$485,000

Sold Date

27-Jan-20


Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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