

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

11/22-26 Buchanan 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2020

to

31 May 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

7/2 Avarde Court Berwick VIC 3806	\$900,000	12-Apr-21
4/11-15 Brisbane Street Berwick VIC 3806	\$935,000	09-Jun-21
1/101 High Street Berwick VIC 3806	\$715,000	25-Jan-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: 28 June 2021