# 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

10 Magdalena Place 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	\$590,000	&	\$649,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$715,000	Property type			House	Suburb	Berwick
Period-from	01 May 2020	to	30 Apr 2	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	
9 Gumnut Court Berwick VIC 3806	\$635,000	07-Dec-20	
7 Insignia Crescent Berwick VIC 3806	\$628,000	19-Apr-21	
60 Warrawong Drive Berwick VIC 3806	\$628,000	21-Apr-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: 10 May 2021



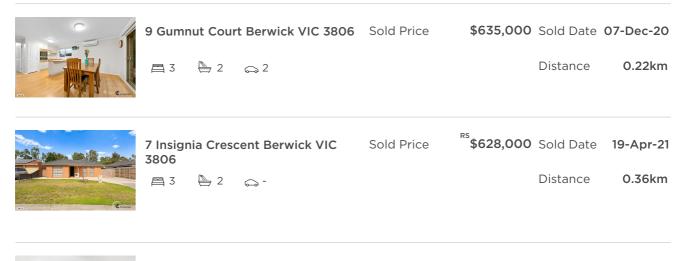
consumer.vic.gov.au



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60 Warrawong Drive Berwick VIC 3806		Drive Berwick VIC	Sold Price	Sold Date	21-Apr-21	
	昌 2	1	<u>⇔</u> 2		Distance	0.97km

#### RS = Recent sale UN = Undisclosed Sale

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