

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

1/6-8 INNES COURT 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/9 HAIR COURT BEACONSFIELD VIC 3807	\$701,000	19-Jul-22
3/9 HAIR COURT BEACONSFIELD VIC 3807	\$740,000	20-Jun-22
46C CHEVIOT AVENUE BERWICK VIC 3806	\$730,000	19-May-22

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.~~

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**2/9 HAIR COURT BEACONSFIELD
VIC 3807**

Sold Price

^{RS} **\$701,000** ^{UN}

Sold Date

19-Jul-22

3



2



2

Distance

0.48km**3/9 HAIR COURT BEACONSFIELD
VIC 3807**

Sold Price

^{RS} **\$740,000** ^{UN}

Sold Date

20-Jun-22

3



2



2

Distance

0.5km**46C CHEVIOT AVENUE BERWICK
VIC 3806**

Sold Price

^{RS} **\$730,000** ^{UN}

Sold Date

19-May-22

3



2



1

Distance

1.03km**RS** = Recent sale**UN** = Undisclosed Sale

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