

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

9 Hawker Gardens 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2020

to

31 Dec 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

6 Walsh Retreat Berwick VIC 3806	\$609,000	27-Nov-20
13 Dunnell Rise Berwick VIC 3806	\$630,000	08-Oct-20
68 Lodge Crescent Berwick VIC 3806	\$655,000	11-Apr-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.~~

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OBrien Real Estate

Chris Hill

M 0401178455

E chill@obre.com.au



6 Walsh Retreat Berwick VIC 3806

Sold Price

^{RS} **\$609,000** Sold Date **27-Nov-20**

3 2 2

Distance **0.11km**



13 Dunnell Rise Berwick VIC 3806

Sold Price

\$630,000 Sold Date **08-Oct-20**

4 2 2

Distance **0.31km**



68 Lodge Crescent Berwick VIC 3806

Sold Price

\$655,000 Sold Date **11-Apr-20**

4 2 2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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