

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

2/8 ROYSTON AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Unit

Suburb

Berwick

Period-from

01 May 2022

to

30 Apr 2023

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

5/4-6 GIBB STREET BERWICK VIC 3806	\$570,000	28-Mar-23
38/5-17 WILLIAM ROAD BERWICK VIC 3806	\$570,000	13-Feb-23
1/31 PEEL STREET BERWICK VIC 3806	\$600,000	05-Apr-23

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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Jonathan Finch
M 0448800678
E jfinch@barryplant.com.au



5/4-6 GIBB STREET BERWICK VIC 3806

Sold Price

\$570,000

Sold Date

28-Mar-23

 2

 1

 1

Distance

1.53km



38/5-17 WILLIAM ROAD BERWICK VIC 3806

Sold Price

Sold Date

13-Feb-23

 2

 2

 1

Distance

1.39km



1/31 PEEL STREET BERWICK VIC 3806

Sold Price

^{RS} **\$600,000**

Sold Date

05-Apr-23

 2

 1

 1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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