

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 4 Wirrabarra Place, Berwick, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$490,000

&

\$539,000

Median sale price

Median price

\$672,000

Property Type

House

Suburb

Berwick (3806)

Period - From

04/10/2019

to

04/02/2020

Source

RP Data

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
17A GREYSTOKE COURT, BERWICK VIC 3806	\$520,000	14/01/2020
1 AMAROO COURT, BERWICK VIC 3806	\$510,000	12/11/2019
22 LEONARD AVENUE, BERWICK VIC 3806	\$502,000	07/09/2019

This Statement of Information was prepared on: 06/02/2020