

## 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 Newhaven Drive Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2020

to

28 Feb 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

5 Lilac Crescent Berwick VIC 3806	\$700,117	06-Dec-20
9 Wirrabarra Place Berwick VIC 3806	\$695,000	30-Nov-20
27 Yaldara Drive Berwick VIC 3806	\$700,000	23-Nov-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.~~

This Statement of Information was prepared on: 02 March 2021



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**5 Lilac Crescent Berwick VIC 3806**

Sold Price

**\$700,117**

Sold Date **06-Dec-20**

3 2 2

Distance **0.11km**



**9 Wirrabarra Place Berwick VIC 3806**

Sold Price

**\$695,000**

Sold Date **30-Nov-20**

3 2 2

Distance **1.19km**



**27 Yaldara Drive Berwick VIC 3806**

Sold Price

**\$700,000**

Sold Date **23-Nov-20**

3 2 2

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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