

## 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 Penny Lane 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

\$765,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,270

Property type

House

Suburb

Berwick

Period-from

01 Oct 2019

to

30 Sep 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

2 Sorrento Avenue Berwick VIC 3806	\$775,000	29-Apr-20
23 Mornington Grove Berwick VIC 3806	\$806,000	28-Aug-20
58 Montbrae Circuit Narre Warren North VIC 3804	\$795,000	11-Aug-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: 21 October 2020





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<p><b>Private inspection policy.</b></p> <p>To ensure the health and well-being of the community, please go on in practicing the following safety measures. Thank you for your co-operation and understanding.</p> <div> <div>1 person per party</div> <div>No touching Please refrain from touching anything during the inspection</div> <div>Social distancing Please stay well and person at all times</div> </div> <p><small>Please do not enter if you have:</small></p> <ul style="list-style-type: none"> <li>1. COVID-19 symptoms or have been in contact with a COVID-19 case</li> <li>2. A fever, cough, or shortness of breath</li> <li>3. A recent travel history to a high-risk area</li> </ul> <p><small>CoreLogic</small></p>	<p><b>2 Sorrento Avenue Berwick VIC 3806</b></p>	<p>Sold Price <b>\$775,000</b> Sold Date <b>29-Apr-20</b></p>
	<p>4 2 2</p>	<p>Distance <b>0.64km</b></p>
	<p><b>23 Mornington Grove Berwick VIC 3806</b></p>	<p>Sold Price <sup>RS</sup> <b>\$806,000</b> Sold Date <b>28-Aug-20</b></p>
	<p>4 2 3</p>	<p>Distance <b>0.66km</b></p>
	<p><b>58 Montbrae Circuit Narre Warren North VIC 3804</b></p>	<p>Sold Price <sup>RS</sup> <b>\$795,000</b> Sold Date <b>11-Aug-20</b></p>
	<p>4 2 2</p>	<p>Distance <b>0.94km</b></p>

RS = Recent sale

UN = Undisclosed Sale

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