

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

8 Normanton Place 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2020

to

31 Jul 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

1 Lily Vale Close Berwick VIC 3806	\$705,000	01-Mar-21
33 Chirnside Road Berwick VIC 3806	\$740,000	27-Mar-21
7 Willslie Crescent Berwick VIC 3806	\$710,000	13-Apr-21

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: 03 August 2021



1 Lily Vale Close Berwick VIC 3806 Sold Price **\$705,000** Sold Date **01-Mar-21**

 3  2  2

Distance **1.01km**



33 Chirnside Road Berwick VIC 3806 Sold Price **\$740,000** Sold Date **27-Mar-21**

 3  1  2

Distance **1.08km**



7 Willslie Crescent Berwick VIC 3806 Sold Price **\$710,000** Sold Date **13-Apr-21**

 3  2  2

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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