

## 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

250 Soldiers Road 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Berwick

Period-from

01 Sep 2020

to

31 Aug 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 3 Carambola Place Berwick VIC 3806 | \$930,000 | 07-Apr-21 |
| 91 Soldiers Road Berwick VIC 3806  | \$900,000 | 11-Apr-21 |
| 18 Lorne Court Berwick VIC 3806    | \$900,000 | 02-May-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: 30 September 2021



**3 Carambola Place Berwick VIC 3806**

 4  2  2

Sold Price

**\$930,000**

Sold Date

**07-Apr-21**

Distance

**0.39km**



**91 Soldiers Road Berwick VIC 3806**

 4  2  2

Sold Price

**\$900,000**

Sold Date

**11-Apr-21**

Distance

**0.43km**



**18 Lorne Court Berwick VIC 3806**

 3  2  3

Sold Price

Sold Date

**02-May-21**

Distance

**1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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