

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 Fanfare Close, Berwick, VIC 3806

Indicative selling price

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

Price Range \$960,000 & \$1,056,000

Median sale price

Median price \$752,500 Property Type House Suburb Berwick (3806)

Period - From 01/09/2020 to 31/08/2021 Source Corelogic

Comparable property sales

A 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
13 OLDIS COURT, BERWICK VIC 3806	\$952,000	11/05/2021
8 LYSANNE CRESCENT, BERWICK VIC 3806	\$1,045,000	16/07/2021
62 MOONDARRA DRIVE, BERWICK VIC 3806	\$1,000,000	25/06/2021

This Statement of Information was prepared on: 27/09/2021