

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

2/47-49 Brisbane Street 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/42 Elgin Street Berwick VIC 3806	\$790,000	12-Feb-22
2/18 Manuka Road Berwick VIC 3806	\$845,044	01-Dec-21
1/58 Palmerston Street Berwick VIC 3806	\$810,000	27-Nov-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: 21 February 2022



2/42 Elgin Street Berwick VIC 3806 Sold Price ^{RS} **\$790,000** Sold Date **12-Feb-22**

 3  2  2

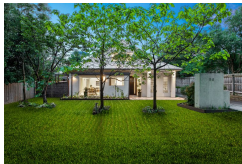
Distance **0.81km**



2/18 Manuka Road Berwick VIC 3806 Sold Price **\$845,044** Sold Date **01-Dec-21**

 3  1  2

Distance **1.12km**



1/58 Palmerston Street Berwick VIC 3806 Sold Price **\$810,000** Sold Date **27-Nov-21**

 2  2  1

Distance **0.98km**

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

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