

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

7/2 AVARD COURT 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/1-3 SCANLAN STREET BERWICK VIC 3806	\$960,000	25-Aug-22
3/64 GLOUCESTER AVENUE BERWICK VIC 3806	\$940,000	04-Nov-22
6/64 GLOUCESTER AVENUE BERWICK VIC 3806	\$920,000	07-Sep-22

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: 06 February 2023



**1/1-3 SCANLAN STREET BERWICK
VIC 3806**

Sold Price

\$960,000

Sold Date **25-Aug-22**

 3  2  2

Distance

1.11km



**3/64 GLOUCESTER AVENUE
BERWICK VIC 3806**

Sold Price

^{RS} **\$940,000**

Sold Date **04-Nov-22**

 3  2  2

Distance

1.91km



**6/64 GLOUCESTER AVENUE
BERWICK VIC 3806**

Sold Price

\$920,000

Sold Date **07-Sep-22**

 4  2  2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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