

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

2/17 Florence Avenue 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2020

to

30 Jun 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

2/11 Hillbrick Court Narre Warren VIC 3805	\$550,000	26-Feb-21
17/2-6 Jerilderie Drive Berwick VIC 3806	\$520,000	12-May-21
2/5 Nandina Road Narre Warren VIC 3805	\$510,890	18-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: 05 July 2021



**2/11 Hillbrick Court Narre Warren
VIC 3805**

 3  2  2

Sold Price

\$550,000

Sold Date

26-Feb-21

Distance

1.28km



**17/2-6 Jerilderie Drive Berwick VIC
3806**

 3  2  2

Sold Price

^{RS} **\$520,000**

Sold Date

12-May-21

Distance

1.34km



**2/5 Nandina Road Narre Warren
VIC 3805**

 3  2  2

Sold Price

\$510,890

Sold Date

18-May-21

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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