# 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 2	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



consumer.vic.gov.au



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G Intindical	2/11 Hillbrick Court Narre Warren VIC 3805	Sold Price	\$550,000	Sold Date	26-Feb-21
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17/2-6 Jerilderi 3806	e Drive Berwick VIC	Sold Price	<sup>RS</sup> \$520,000	Sold Date	12-May-21
📇 3 🕒 2	⇔ <sup>2</sup>			Distance	1.34km

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operty Impections	<b>O</b> Auctions	Safety measures	Appointments	2/5 Nai	ndina Ro	oad Narre Warren	Sold Price	\$510,890	Sold Date	18-May-21
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#### RS = Recent sale UN = Undisclosed Sale

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