

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 27 Augustus Drive, Berwick, VIC 3806

Indicative selling price

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

Price Range \$1,250,000 & \$1,350,000

Median sale price

Median price \$940,000 Property Type House Suburb Berwick (3806)

Period - From 01/09/2022 to 30/06/2023 Source core logic

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
3 CLENDON STREET, BERWICK VIC 3806	\$1,250,000	07/11/2023
32 EDGBASTON CIRCUIT, BERWICK VIC 3806	\$1,307,000	26/08/2023
6 CHRISTINE AVENUE, BERWICK VIC 3806	\$1,310,000	21/06/2023

This Statement of Information was prepared on: 20/09/2023