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 Grand Arch Way 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	\$670,000	&	\$735,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$715,000	Prop	Property type House		Suburb	Berwick	
Period-from	01 May 2020	to	30 Apr 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
19 Prime Court Berwick VIC 3806	\$751,000	12-Mar-21
11 Dempster Way Berwick VIC 3806	\$700,000	12-Oct-20
41 Rodlarni Crescent Berwick VIC 3806	\$720,000	09-Oct-20

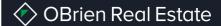
OR

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: 11 May 2021



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0.45km

	19 Prime Court	Berwick VIC 3806	Sold Price	^{RS} \$751,000 ^{UN}	Sold Date	12-Mar-21
	昌 4 👆 2	⇔ 2			Distance	0.83km
STE PAR 19 PERME CY, BERNOLL In 19 In 19						
Risingtional	11 Dempster W	ay Berwick VIC 3806	Sold Price	\$700,000	Sold Date	12-Oct-20
	昌 4 🕒 2	⇔ ²			Distance	0.65km
	41 Rodlarni Cre	scent Berwick VIC	Sold Price	\$720,000	Sold Date	09-Oct-20

1.1 × 1	41 Rodl 3806	arni Cre	escent Berwick VIC	Sold Price	\$720,000	Sold Date	(
Harrouts	昌 4	2	ç⇒ 2			Distance	

RS = Recent sale UN = Undisclosed Sale

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