

## 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

26 Theodore Terrace Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2019

to

30 Sep 2020

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 Mallee Court Berwick VIC 3806	\$614,500	17-Feb-20
10 Leonard Avenue Berwick VIC 3806	\$645,000	28-Jan-20
18 Sunnyside Drive Berwick VIC 3806	\$625,000	18-Jul-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.~~

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**1 Mallee Court Berwick VIC 3806**

Sold Price

**\$614,500**

Sold Date

**17-Feb-20**



3



2



2

Distance

**0.72km**



**10 Leonard Avenue Berwick VIC 3806**

Sold Price

**\$645,000**

Sold Date

**28-Jan-20**



3



2



2

Distance

**0.2km**



**18 Sunnyside Drive Berwick VIC 3806**

Sold Price

**\$625,000**

Sold Date

**18-Jul-20**



3



2



1

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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