

## 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

4 Chelsea Crescent 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

\$980,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2020

to

31 Oct 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 5 Brighton Retreat Berwick VIC 3806 | \$1,020,000 | 19-Oct-21 |
| 39 Sittella Drive Berwick VIC 3806  | \$980,000   | 11-Oct-21 |
| 1 Lorikeet Drive Berwick VIC 3806   | \$1,010,000 | 14-Jul-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 November 2021



**5 Brighton Retreat Berwick VIC 3806**

 4  2  3

Sold Price <sup>RS</sup> **\$1,020,000** <sup>UN</sup> Sold Date **19-Oct-21**

Distance **0.04km**



**39 Sittella Drive Berwick VIC 3806**

 4  2  2

Sold Price <sup>RS</sup> **\$980,000** Sold Date **11-Oct-21**

Distance **1.03km**



**1 Lorikeet Drive Berwick VIC 3806**

 4  4  2

Sold Price **\$1,010,000** Sold Date **14-Jul-21**

Distance **1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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