

## 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

33 SING 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,800

Property type

House

Suburb

Berwick

Period-from

01 Aug 2021

to

31 Jul 2022

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 23 WILONA WAY BERWICK VIC 3806   | \$740,000 | 20-Apr-22 |
| 5 BENNY PLACE BERWICK VIC 3806   | \$710,000 | 03-Jun-22 |
| 14 KELBURN ROAD BERWICK VIC 3806 | \$726,000 | 14-May-22 |

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: 01 August 2022



**23 WILONA WAY BERWICK VIC 3806**

3 2 2

Sold Price

**\$740,000**

Sold Date **20-Apr-22**

Distance **1.63km**



**5 BENNY PLACE BERWICK VIC 3806**

3 2 2

Sold Price

**\$710,000**

Sold Date **03-Jun-22**

Distance **1.51km**



**14 KELBURN ROAD BERWICK VIC 3806**

3 2 2

Sold Price

**\$726,000**

Sold Date **14-May-22**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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