

## 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

18 Shute Avenue 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$719,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2020

to

31 May 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

8 Shute Avenue Berwick VIC 3806	\$1,250,000	27-Mar-21
8 Anne Street Berwick VIC 3806	\$1,281,000	30-Jan-21
2 Harley Court Berwick VIC 3806	\$1,025,000	02-Mar-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: 11 June 2021

**8 Shute Avenue Berwick VIC 3806**

Sold Price

<sup>RS</sup>**\$1,250,000**

Sold Date

**27-Mar-21**

5



3



2

Distance

**0.1km****8 Anne Street Berwick VIC 3806**

Sold Price

**\$1,281,000**

Sold Date

**30-Jan-21**

3



1



2

Distance

**0.47km****2 Harley Court Berwick VIC 3806**

Sold Price

**\$1,025,000**

Sold Date

**02-Mar-21**

4



2



3

Distance

**0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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