

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

1/187 High Street 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2019

to

31 Jan 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

1/13 Kilvington Court Berwick VIC 3806	\$634,000	06-Dec-19
5/4 Buchanan Road Berwick VIC 3806	\$646,500	17-Sep-19
3/179 High Street Berwick VIC 3806	\$665,000	16-Sep-19

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: 18 February 2020



1/13 Kilvington Court Berwick VIC 3806

Sold Price

^{RS}

\$634,000

Sold Date

06-Dec-19

 3

 2

 2

Distance

0.26km



5/4 Buchanan Road Berwick VIC 3806

Sold Price

\$646,500

Sold Date

17-Sep-19

 3

 2

 2

Distance

1.06km



3/179 High Street Berwick VIC 3806

Sold Price

\$665,000

Sold Date

16-Sep-19

 3

 2

 1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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