

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 ADELAIDE CLOSE 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$859,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2021

to

31 May 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

4 BOWEN COURT BERWICK VIC 3806	\$786,000	20-Feb-22
29 SHINNERS AVENUE NARRE WARREN VIC 3805	\$780,088	22-Feb-22
1 HAWKER GARDENS BERWICK VIC 3806	\$785,000	24-Jan-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: 20 June 2022



4 BOWEN COURT BERWICK VIC 3806

 3
  2
  2

Sold Price

\$786,000

Sold Date

20-Feb-22

Distance

0.4km


29 SHINNERS AVENUE NARRE WARREN VIC 3805

 3
  2
  2

Sold Price

\$780,088

Sold Date

22-Feb-22

Distance

1.05km


1 HAWKER GARDENS BERWICK VIC 3806

 3
  2
  1

Sold Price

\$785,000

Sold Date

24-Jan-22

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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