

## 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

5A Anne Street 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2019

to

31 Jul 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

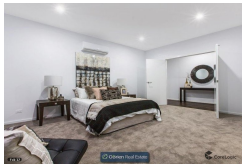
Date of sale

2 Santa Monica Place Berwick VIC 3806	\$732,000	21-Mar-20
2/14 Peel Street Berwick VIC 3806	\$820,000	26-Jun-20
2/13 Edwardes Street Berwick VIC 3806	\$825,000	08-Jul-20

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: 27 August 2020



## 2 Santa Monica Place Berwick VIC 3806

Sold Price

**\$732,000**

Sold Date

**21-Mar-20**
 3

 2

 2

Distance

**0.61km**


## 2/14 Peel Street Berwick VIC 3806

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**26-Jun-20**
 3

 3

 2

Distance

**0.54km**


## 2/13 Edwardes Street Berwick VIC 3806

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**08-Jul-20**
 3

 2

 1

Distance

**0.94km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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