

## 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

117 Golf Links Road 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2019

to

31 Dec 2019

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 Kelburn Road Berwick VIC 3806	\$579,116	04-Nov-19
9 Ashfield Drive Berwick VIC 3806	\$600,000	18-Dec-19
44 St Boswells Avenue Berwick VIC 3806	\$575,000	18-Nov-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: 23 January 2020

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**1 Kelburn Road Berwick VIC 3806**

Sold Price

<sup>RS</sup>

**\$579,116**

Sold Date

**04-Nov-19**



3



1



2

Distance

**0.89km**



**9 Ashfield Drive Berwick VIC 3806**

Sold Price

<sup>RS</sup>

**\$600,000**

Sold Date

**18-Dec-19**



3



1



2

Distance

**1.06km**



**44 St Boswells Avenue Berwick VIC 3806**

Sold Price

**\$575,000**

Sold Date

**18-Nov-19**



3



1



2

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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