

## 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

Unit 3 - 75 Cheviot 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)

	or range between	\$600,000	\$660,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$709,000	Property type	Other	Suburb	Berwick
Period-from	01 Mar 2020	to	28 Feb 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
11 Greenhaven Terrace Berwick VIC 3806	\$630,000	22-Oct-20
21A Ambleside Crescent Berwick VIC 3806	\$623,700	25-Jan-21
1/6 Souter Street Beaconsfield VIC 3807	\$610,000	19-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: 30 March 2021