

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 Hawker Gardens 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2021

to

31 Dec 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

7 Van Der Haar Avenue Berwick VIC 3806	\$830,000	20-Dec-21
24 Van Der Haar Avenue Berwick VIC 3806	\$790,000	19-Jul-21
4 Lodge Crescent Berwick VIC 3806	\$720,000	30-Nov-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: 11 January 2022



7 Van Der Haar Avenue Berwick VIC 3806

 3  2  2

Sold Price ^{RS} **\$830,000** Sold Date **20-Dec-21**

Distance **0.28km**



24 Van Der Haar Avenue Berwick VIC 3806

 3  2  2

Sold Price **\$790,000** Sold Date **19-Jul-21**

Distance **0.44km**



4 Lodge Crescent Berwick VIC 3806

 3  2  2

Sold Price ^{RS} **\$720,000** Sold Date **30-Nov-21**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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