

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

38/5-17 WILLIAM ROAD 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jan 2022

to

31 Dec 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

31/5-17 WILLIAM ROAD BERWICK VIC 3806	\$551,000	24-Aug-22
2/31 FLORENCE AVENUE BERWICK VIC 3806	\$580,000	12-Dec-22
7/1-3 RESERVE STREET BERWICK VIC 3806	\$572,000	23-Nov-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: 23 January 2023


**31/5-17 WILLIAM ROAD BERWICK
VIC 3806**

Sold Price

\$551,000

Sold Date **24-Aug-22**
 2  1  1

Distance **0.03km**

**2/31 FLORENCE AVENUE BERWICK
VIC 3806**

Sold Price

^{RS} **\$580,000**

Sold Date **12-Dec-22**
 2  2  1

Distance **0.48km**

**7/1-3 RESERVE STREET BERWICK
VIC 3806**

Sold Price

\$572,000

Sold Date **23-Nov-22**
 2  1  2

Distance **1.39km**
RS = Recent sale

UN = Undisclosed Sale

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