

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

2 VIEWBRIDGE CLOSE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$898,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2021

to

31 Oct 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

1 VIEWBRIDGE CLOSE BERWICK VIC 3806	\$1,253,000	24-May-22
3 FINDON WAY BERWICK VIC 3806	\$1,270,000	30-Jun-22
30 BRIDGEWATER BOULEVARD BERWICK VIC 3806	\$1,255,000	16-Jul-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: 13 November 2022



**1 VIEWBRIDGE CLOSE BERWICK
VIC 3806**

 5  3  4

Sold Price

\$1,253,000

Sold Date **24-May-22**

Distance **0.02km**



**3 FINDON WAY BERWICK VIC
3806**

 4  2  4

Sold Price

\$1,270,000

Sold Date **30-Jun-22**

Distance **0.53km**



**30 BRIDGEWATER BOULEVARD
BERWICK VIC 3806**

 5  2  2

Sold Price

\$1,255,000

Sold Date **16-Jul-22**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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