

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

1/122 HIGH STREET 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2022

to

28 Feb 2023

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

100/6 MELVILLE PARK DRIVE BERWICK VIC 3806	\$530,000	07-Apr-22
1/7-8 HARMON CLOSE BERWICK VIC 3806	\$522,500	16-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: 13 March 2023



100/6 MELVILLE PARK DRIVE BERWICK VIC 3806

 2  1  1

Sold Price **\$530,000** Sold Date **07-Apr-22**

Distance **0.76km**



1/7-8 HARMON CLOSE BERWICK VIC 3806

 2  1  1

Sold Price **\$522,500** Sold Date **16-Nov-22**

Distance **2.63km**

RS = Recent sale

UN = Undisclosed Sale

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