

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

3 Reginald 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

\$720,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2019

to

31 Jan 2020

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

3 Ruby Place Berwick VIC 3806	\$740,000	24-Sep-19
49 Howell Drive Berwick VIC 3806	\$720,000	06-Sep-19
18 Gardiner Street Berwick VIC 3806	\$742,500	04-Sep-19

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 February 2020


3 Ruby Place Berwick VIC 3806

Sold Price

\$740,000

Sold Date

24-Sep-19
 4
 2
 2

Distance

0.26km

49 Howell Drive Berwick VIC 3806

Sold Price

\$720,000

Sold Date

06-Sep-19
 4
 3
 3

Distance

0.17km

18 Gardiner Street Berwick VIC 3806

Sold Price

\$742,500

Sold Date

04-Sep-19
 4
 2
 1

Distance

0.97km
RS = Recent sale

UN = Undisclosed Sale

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