

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

2/17 Outlook Drive 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

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

2/7 Campbell Street Berwick VIC 3806	\$610,000	26-Sep-19
6/3 Rutland Road Berwick VIC 3806	\$620,000	28-Jan-20
2/9 Harkaway Road Berwick VIC 3806	\$635,000	07-Dec-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: 22 February 2020



2/7 Campbell Street Berwick VIC 3806

 3  2  2

Sold Price

\$610,000

Sold Date

26-Sep-19

Distance

1.4km



6/3 Rutland Road Berwick VIC 3806

 3  2  2

Sold Price

\$620,000

Sold Date

28-Jan-20

Distance

0.77km



2/9 Harkaway Road Berwick VIC 3806

 3  2  1

Sold Price

\$635,000

Sold Date

07-Dec-19

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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