

## 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

13 The Oval Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2019

to

31 May 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

112 Bemersyde Drive Berwick VIC 3806	\$720,000	23-Apr-20
21 Hedgeley Drive Berwick VIC 3806	\$706,000	08-Mar-20
4 Vivienne Way Berwick VIC 3806	\$710,000	14-Mar-20

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: 09 June 2020



### 112 Bemersyde Drive Berwick VIC 3806

4 2 2

Sold Price

**\$720,000**

Sold Date **23-Apr-20**

Distance **0.24km**



### 21 Hedgeley Drive Berwick VIC 3806

3 2 2

Sold Price

**\$706,000**

Sold Date **08-Mar-20**

Distance **0.41km**



### 4 Vivienne Way Berwick VIC 3806

4 2 2

Sold Price

**\$710,000**

Sold Date **14-Mar-20**

Distance **0.42km**



### 155 Bemersyde Drive Berwick VIC 3806

4 2 2

Sold Price

**\$667,500**

Sold Date **02-Apr-20**

Distance **0.28km**



### 13 Pioneer Court Berwick VIC 3806

3 2 2

Sold Price

**\$525,000**

Sold Date **09-Apr-20**

Distance **0.62km**



### 20 Willsie Crescent Berwick VIC 3806

3 1 2

Sold Price

**\$580,000<sup>UN</sup>**

Sold Date **29-Apr-20**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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**4 Chirnside Road Berwick VIC 3806** Sold Price **\$665,000** Sold Date **27-Mar-20**

 3  2  2

Distance **0.68km**



**13 Hillgrove Crescent Berwick VIC 3806** Sold Price **\$830,000** Sold Date **25-Mar-20**

 4  2  2

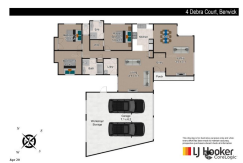
Distance **0.88km**



**32 Northgate Drive Berwick VIC 3806** Sold Price **\$737,000** Sold Date **12-Mar-20**

 3  2  2

Distance **0.88km**



**4 Debra Court Berwick VIC 3806** Sold Price **\$544,000<sup>UN</sup>** Sold Date **11-May-20**

 3  2  2

Distance **0.92km**



**3 Fisher Close Berwick VIC 3806** Sold Price **\$525,000** Sold Date **03-Apr-20**

 3  2  2

Distance **0.94km**



**1 Melrose Court Berwick VIC 3806** Sold Price - Sold Date **07-Mar-20**

 3  1  2

Distance **0.97km**

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UN = Undisclosed Sale

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**95 Marisa Crescent Berwick VIC 3806**

Sold Price **\$1,165,000** Sold Date **23-Apr-20**

 5  4  2

Distance **0.98km**

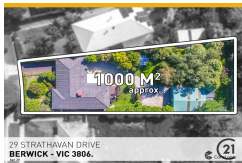


**21 Clocktower Court Berwick VIC 3806**

Sold Price **\$662,000** Sold Date **03-Apr-20**

 4  2  2

Distance **0.99km**



**29 Strathavan Drive Berwick VIC 3806**

Sold Price **\$755,000** Sold Date **28-May-20**

 3  1  2

Distance **0.99km**

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UN = Undisclosed Sale

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