

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

9 Fanfare 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

\$820,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2019

to

29 Feb 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

5 Cedarwood Crescent Berwick VIC 3806	-	14-Feb-20
6 Avon Court Berwick VIC 3806	\$850,000	06-Jan-20
9 Lakewood Place Berwick VIC 3806	\$910,000	17-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: 03 March 2020



5 Cedarwood Crescent Berwick VIC 3806 Sold Price

RS - UN

Sold Date **14-Feb-20**

 4  2  2

Distance **1.1km**



6 Avon Court Berwick VIC 3806

Sold Price

RS

\$850,000

Sold Date **06-Jan-20**

 4  2  3

Distance **1.45km**



9 Lakewood Place Berwick VIC 3806

Sold Price

\$910,000

Sold Date **17-Dec-19**

 4  3  2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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