

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

6/14 Avarad Court 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

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/4 Buchanan Road Berwick VIC 3806	\$940,000	10-Feb-21
4/11-15 Brisbane Street Berwick VIC 3806	\$935,000	09-Jun-21

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: 20 July 2021



3/4 Buchanan Road Berwick VIC 3806

 3  2  4

Sold Price

\$940,000

Sold Date

10-Feb-21

Distance

0.56km



4/11-15 Brisbane Street Berwick VIC 3806

 3  2  2

Sold Price

^{RS} **\$935,000**

Sold Date

09-Jun-21

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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