

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

2/9 Turner Street 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2019

to

30 Jun 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

1/11-13 Manuka Road Berwick VIC 3806	\$575,000	04-Feb-20
3/165 High Street Berwick VIC 3806	\$530,000	29-Apr-20
1/53 Peel Street Berwick VIC 3806	\$575,000	02-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: 04 July 2020



1/11-13 Manuka Road Berwick VIC 3806

Sold Price

\$575,000

Sold Date **04-Feb-20**

 2  2  1

Distance **0.19km**



3/165 High Street Berwick VIC 3806

Sold Price

\$530,000

Sold Date **29-Apr-20**

 3  1  2

Distance **0.25km**



1/53 Peel Street Berwick VIC 3806

Sold Price

\$575,000

Sold Date **02-Mar-20**

 2  1  2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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