

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

1/14 Greystoke 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/7 Campbell Street Berwick VIC 3806	\$640,000	23-Feb-19
2/58 Gardiner Street Berwick VIC 3806	\$652,500	30-Aug-19
2/16 Rutland Road Berwick VIC 3806	\$660,000	09-May-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: 16 October 2019



1/7 Campbell Street Berwick VIC 3806

 2  2  1

Sold Price

\$640,000

Sold Date

23-Feb-19

Distance

1.92km



2/58 Gardiner Street Berwick VIC 3806

 3  2  2

Sold Price

\$652,500

Sold Date

30-Aug-19

Distance

1.45km



2/16 Rutland Road Berwick VIC 3806

 3  2  2

Sold Price

\$660,000

Sold Date

09-May-19

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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