

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

1/167 High 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

4/2 Allan Street Berwick VIC 3806	\$600,000	25-Jan-20
3/27 Manuka Road Berwick VIC 3806	\$620,000	23-Mar-20
1/13 Kilvington Court Berwick VIC 3806	\$634,000	23-Nov-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: 14 July 2020



4/2 Allan Street Berwick VIC 3806 Sold Price **\$600,000** Sold Date **25-Jan-20**

3 2 2

Distance **1.88km**



3/27 Manuka Road Berwick VIC 3806 Sold Price **\$620,000** Sold Date **23-Mar-20**

3 2 2

Distance **1.79km**



1/13 Kilvington Court Berwick VIC 3806 Sold Price **\$634,000** Sold Date **23-Nov-19**

3 2 2

Distance **1.83km**

RS = Recent sale UN = Undisclosed Sale

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