

## 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

9/12 Grant Close Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2019

to

30 Sep 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

1/37 Collins Crescent Berwick VIC 3806	\$460,000	28-Sep-20
11/7-9 Reserve Street Berwick VIC 3806	\$435,000	29-Jul-20
2/109 Golf Links Road Berwick VIC 3806	\$445,000	15-Jun-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.~~

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## OBrien Real Estate

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**1/37 Collins Crescent Berwick VIC 3806**

Sold Price

<sup>RS</sup>

**\$460,000**

Sold Date

**28-Sep-20**

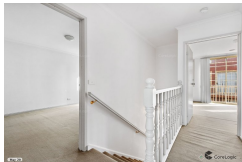
2

1

1

Distance

**0.66km**



**11/7-9 Reserve Street Berwick VIC 3806**

Sold Price

**\$435,000**

Sold Date

**29-Jul-20**

2

2

1

Distance

**1.73km**



**2/109 Golf Links Road Berwick VIC 3806**

Sold Price

**\$445,000**

Sold Date

**15-Jun-20**

3

1

1

Distance

**1.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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