

## 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

121 Soldiers Road 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

\$760,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,270

Property type

House

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

139 Viewgrand Drive Berwick VIC 3806	\$965,000	04-Jun-20
112 Wurundjeri Boulevard Berwick VIC 3806	\$765,000	27-Apr-20
23 Macreadie Drive Berwick VIC 3806	\$850,000	23-May-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: 27 October 2020



**139 Viewgrand Drive Berwick VIC 3806**

5 5 4

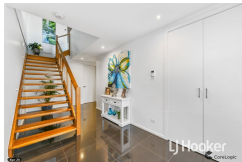
Sold Price

**\$965,000**

Sold Date **04-Jun-20**

Distance

**1.3km**



**112 Wurundjeri Boulevard Berwick VIC 3806**

3 2 2

Sold Price

**\$765,000**

Sold Date **27-Apr-20**

Distance

**0.18km**



**23 Macreadie Drive Berwick VIC 3806**

4 2 2

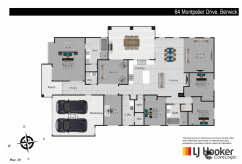
Sold Price

**\$850,000**

Sold Date **23-May-20**

Distance

**1.31km**



**64 Montpelier Drive Berwick VIC 3806**

4 3 2

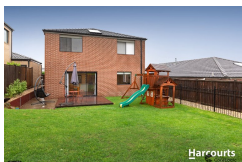
Sold Price

**\$801,250**

Sold Date **23-May-20**

Distance

**0.21km**



**39 Ellaroo Circuit Clyde North VIC 3978**

4 2 2

Sold Price

**\$610,000**

Sold Date **11-Apr-20**

Distance

**0.52km**



**7 Yandra Street Clyde North VIC 3978**

4 2 2

Sold Price

**\$842,500**

Sold Date **16-Jun-20**

Distance

**1.16km**

RS = Recent sale

UN = Undisclosed Sale

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