

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

6 Highvale Crescent 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

\$770,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

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

2 Ard Blair Terrace Narre Warren South VIC 3805	\$825,000	11-Feb-20
13 Hillgrove Crescent Berwick VIC 3806	\$830,000	25-Mar-20
111 Ridgemont Drive Berwick VIC 3806	\$878,000	21-Apr-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: 13 October 2020



2 Ard Blair Terrace Narre Warren South VIC 3805

 5  3  2

Sold Price **\$825,000** Sold Date **11-Feb-20**

Distance **1.68km**



13 Hillgrove Crescent Berwick VIC 3806

 4  2  2

Sold Price **\$830,000** Sold Date **25-Mar-20**

Distance **0.23km**



111 Ridgemont Drive Berwick VIC 3806

 4  2  2

Sold Price **\$878,000** Sold Date **21-Apr-20**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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