

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

74 ELGIN 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2022

to

28 Feb 2023

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

6 NEILIAN RETREAT BERWICK VIC 3806	\$800,000	06-Nov-22
6 AUDREY LANE BERWICK VIC 3806	\$820,000	07-Oct-22
33 LYLE AVENUE BEACONSFIELD VIC 3807	\$770,000	05-Jan-23

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: 02 March 2023



6 NEILIAN RETREAT BERWICK VIC 3806

Sold Price

\$800,000

Sold Date **06-Nov-22**

 4  2  1

Distance **2.26km**



6 AUDREY LANE BERWICK VIC 3806

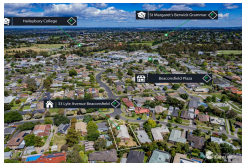
Sold Price

\$820,000

Sold Date **07-Oct-22**

 4  2  2

Distance **2.46km**



33 LYLE AVENUE BEACONSFIELD VIC 3807

Sold Price

^{RS} **\$770,000**

Sold Date **05-Jan-23**

 4  1  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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