

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

27 Highfielde Avenue, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$889,000

Property Type House

Suburb Berwick

Period - From 01/01/2022

to

31/12/2022

Source REIV

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 six 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	5 Bluebell Ct BERWICK 3806	\$740,000	24/03/2023
2	22 Van Ct NARRE WARREN 3805	\$737,000	10/02/2023
3	34 Bosco CI NARRE WARREN 3805	\$716,000	17/03/2023

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 six months.~~

This Statement of Information was prepared on:

29/03/2023 12:13



3 2 2

Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending December 2022: \$889,000

Comparable Properties



5 Bluebell Ct BERWICK 3806 (REI)

Agent Comments

3 2 2

Price: \$740,000
Method: Private Sale
Date: 24/03/2023
Property Type: House



22 Van Ct NARRE WARREN 3805 (REI)

Agent Comments

3 2 4

Price: \$737,000
Method: Private Sale
Date: 10/02/2023
Property Type: House
Land Size: 725 sqm approx



34 Bosco Ct NARRE WARREN 3805 (REI)

Agent Comments

3 2 2

Price: \$716,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 663 sqm approx