

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

34 Jack William Way 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

\$870,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2020

to

28 Feb 2021

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 Sunhill Way Berwick VIC 3806	\$850,000	02-Feb-21
17 Grassbird Street Clyde North VIC 3978	\$817,500	24-Feb-21
85 Rossiter Retreat Cranbourne North VIC 3977	\$823,000	15-Nov-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: 11 March 2021



OBrien Real Estate

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2 Sunhill Way Berwick VIC 3806

Sold Price

^{RS} \$850,000

Sold Date

02-Feb-21

4 2 2

Distance

1.51km



17 Grassbird Street Clyde North VIC 3978

Sold Price

^{RS} \$817,500

Sold Date

24-Feb-21

4 2 2

Distance

1.43km



85 Rossiter Retreat Cranbourne North VIC 3977

Sold Price

\$823,000

Sold Date

15-Nov-20

4 2 2

Distance

1.15km



23 Elkedra Way Cranbourne North VIC 3977

Sold Price

\$822,500

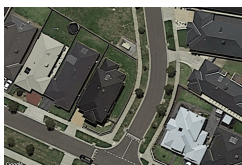
Sold Date

02-Oct-20

4 2 2

Distance

1.14km



2 Lemongrove Way Narre Warren South VIC 3805

Sold Price

\$941,000

Sold Date

26-Oct-20

4 2 2

Distance

0.49km



33 Cedarwood Crescent Berwick VIC 3806

Sold Price

\$880,000

Sold Date

02-Jan-21

4 2 2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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**102 Bemersyde Drive Berwick VIC
3806**

Sold Price

^{RS}

\$800,333

Sold Date

10-Feb-21

4

2

2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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