

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

159 VIEWGRAND DRIVE 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2021

to

30 Nov 2022

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

26 BRIDGEWATER BOULEVARD BERWICK VIC 3806	\$1,050,000	08-Jun-22
55 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977	\$1,055,000	13-Jul-22
11 CEDARWOOD CRESCENT BERWICK VIC 3806	\$1,080,000	11-Jun-22

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.~~

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**26 BRIDGEWATER BOULEVARD
BERWICK VIC 3806**

 4  2  2

Sold Price **\$1,050,000** Sold Date **08-Jun-22**

Distance **1.1km**



**55 TRILLIUM BOULEVARD
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price **\$1,055,000** Sold Date **13-Jul-22**

Distance **1.54km**



**11 CEDARWOOD CRESCENT
BERWICK VIC 3806**

 4  2  2

Sold Price **\$1,080,000** Sold Date **11-Jun-22**

Distance **1.07km**



**22 HILLGROVE CRESCENT
BERWICK VIC 3806**

 4  2  2

Sold Price **\$1,040,000** Sold Date **30-Jul-22**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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