

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

8 Chiltern Court 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

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2020

to

31 Oct 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 Wembley Drive Berwick VIC 3806	\$995,000	26-Oct-21
5 Civic Place Berwick VIC 3806	\$955,000	29-Oct-21
62 Telford Drive Berwick VIC 3806	\$990,000	17-Jun-21

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 November 2021



2 Wembley Drive Berwick VIC 3806 Sold Price ^{RS} **\$995,000** ^{UN} Sold Date **26-Oct-21**

 3  2  2 Distance **1.09km**



5 Civic Place Berwick VIC 3806 Sold Price ^{RS} **\$955,000** Sold Date **29-Oct-21**

 4  2  2 Distance **1.13km**



62 Telford Drive Berwick VIC 3806 Sold Price **\$990,000** Sold Date **17-Jun-21**

 5  2  2 Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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