

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 Florence Avenue 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2019

to

30 Sep 2020

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

9 Bangalay Place Berwick VIC 3806	\$670,888	05-Aug-20
6 Glendale Crescent Berwick VIC 3806	\$691,000	10-Jul-20
42 Tralee Circuit Narre Warren VIC 3805	\$695,000	27-Jul-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: 07 October 2020



9 Bangalay Place Berwick VIC 3806 Sold Price ^{RS} **\$670,888** ^{UN} Sold Date **05-Aug-20**

4 2 2

Distance **0.64km**



6 Glendale Crescent Berwick VIC 3806 Sold Price **\$691,000** Sold Date **10-Jul-20**

4 3 2

Distance **0.7km**



42 Tralee Circuit Narre Warren VIC 3805 Sold Price **\$695,000** Sold Date **27-Jul-20**

4 2 2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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