

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

4 JOHN FISHER 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

\$950,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2021

to

31 Mar 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

6 WILONA WAY BERWICK VIC 3806	\$1,020,000	03-Dec-21
73 MELVILLE PARK DRIVE BERWICK VIC 3806	\$972,000	07-Mar-22
35 CUNNEEN CRESCENT BERWICK VIC 3806	\$1,000,000	19-Mar-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.~~

This Statement of Information was prepared on: 05 April 2022



6 WILONA WAY BERWICK VIC 3806

 5  2  2

Sold Price ^{RS} **\$1,020,000** Sold Date **03-Dec-21**

Distance **0.32km**



**73 MELVILLE PARK DRIVE
BERWICK VIC 3806**

 4  2  2

Sold Price ^{RS} **\$972,000** Sold Date **07-Mar-22**

Distance **0.16km**



**35 CUNNEEN CRESCENT BERWICK
VIC 3806**

 4  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **19-Mar-22**

Distance **1.66km**

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

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