# 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

39 Eucumbene 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	\$1,150,000	&	\$1,250,000
Median sale price				

## (\*Delete house or unit as applicable)

Median Price	\$806,500	Prope	erty type		House	Suburb	Berwick
Period-from	01 Jan 2021	to	31 Dec 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	
7 Ackland Court Berwick VIC 3806	\$1,285,000	04-Oct-21	
40 Highvale Crescent Berwick VIC 3806	\$1,285,000	18-Oct-21	
3 Riverglen Road Berwick VIC 3806	\$1,185,000	08-Nov-21	

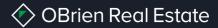
#### OR

**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: 19 January 2022



consumer.vic.gov.au



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	7 Ackland Court Berwick VIC 3806	Sold Price	\$1,285,000	Sold Date	04-Oct-21
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	40 Highvale Crescent Berwick VIC 3806	Sold Price		Sold Date	18-Oct-21
	🖹 5 🕒 3 👝 3			Distance	0.76km



3 Riverglen Road Berwick VIC 3806 Sold Price \$1,185,000 Sold Date 08-Nov-21 Distance 0.37km

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

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