

## 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

3/47-49 Peel Street Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/17-19 Wilson Street Berwick VIC 3806	\$435,000	16-May-19
31/5-17 William Road Berwick VIC 3806	\$450,000	07-Aug-19
1/62-64 Peel Street Berwick VIC 3806	\$500,000	15-Jul-19

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: 03 October 2019



**1/17-19 Wilson Street Berwick VIC 3806**

 3  1  1

Sold Price

**\$435,000**

Sold Date

**16-May-19**

Distance

**0.34km**



**31/5-17 William Road Berwick VIC 3806**

 2  1  1

Sold Price

**\$450,000**

Sold Date

**07-Aug-19**

Distance

**1.94km**



**1/62-64 Peel Street Berwick VIC 3806**

 2  1  1

Sold Price

**\$500,000**

Sold Date

**15-Jul-19**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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