

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

10/59 Fairholme Boulevard 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

Unit

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

2/2 Allan Street Berwick VIC 3806	\$680,000	04-Oct-21
2/83-85 High Street Berwick VIC 3806	\$700,000	18-Oct-21
3/151 High Street Berwick VIC 3806	\$705,000	30-Jul-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 January 2022

	2/2 Allan Street Berwick VIC 3806	Sold Price	\$680,000	Sold Date	04-Oct-21
	 3  2  2			Distance	1.36km
	2/83-85 High Street Berwick VIC 3806	Sold Price	^{RS} \$700,000 ^{UN}	Sold Date	18-Oct-21
	 3  1  2			Distance	1.6km
	3/151 High Street Berwick VIC 3806	Sold Price	\$705,000	Sold Date	30-Jul-21
	 3  2  2			Distance	0.95km

RS = Recent sale

UN = Undisclosed Sale

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