

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

30/12 Grant Close 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2020

to

31 Aug 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

12/10 Parkhill Drive Berwick VIC 3806	\$560,000	26-Apr-21
4A Melaleuca Court Berwick VIC 3806	\$605,000	09-Apr-21
20/2-6 Jerilderie Drive Berwick VIC 3806	\$530,000	06-Aug-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: 10 September 2021



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12/10 Parkhill Drive Berwick VIC 3806

2 2 1

Sold Price

\$560,000

Sold Date

26-Apr-21

Distance

0.23km



4A Melaleuca Court Berwick VIC 3806

3 1 1

Sold Price

\$605,000

Sold Date

09-Apr-21

Distance

0.68km



20/2-6 Jerilderie Drive Berwick VIC 3806

3 2 2

Sold Price

^{RS} **\$530,000** ^{UN}

Sold Date

06-Aug-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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