

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

35-37 Euroa Avenue 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Land

Suburb

Berwick

Period-from

01 Mar 2020

to

28 Feb 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

1 Linnet Place Berwick VIC 3806	\$850,000	13-Oct-20
10 Gingham Place Berwick VIC 3806	\$850,000	14-Jan-21
12 Sittella Drive Berwick VIC 3806	\$877,000	01-Jun-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: 22 March 2021



1 Linnet Place Berwick VIC 3806

Sold Price

\$850,000

Sold Date

13-Oct-20

4 2 2

Distance

0.3km


10 Gingham Place Berwick VIC 3806

Sold Price

Sold Date

14-Jan-21

4 2 2

Distance

0.49km


12 Sittella Drive Berwick VIC 3806

Sold Price

\$877,000

Sold Date

01-Jun-19

4 2 2

Distance

0.56km


1 Pheasant Court Berwick VIC 3806

Sold Price

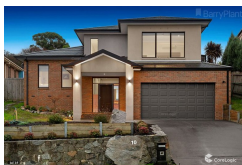
\$812,000

Sold Date

01-Apr-19

4 2 2

Distance

0.8km


10 Brighton Retreat Berwick VIC 3806

Sold Price

\$870,000

Sold Date

30-Jul-19

4 2 2

Distance

0.71km


5 Mittagong Court Berwick VIC 3806

Sold Price

^{RS} **\$760,000**

Sold Date

06-Feb-21

4 2 2

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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26 Highfielde Avenue Berwick VIC 3806

Sold Price

\$720,000

Sold Date

14-May-19

4 2 2

Distance

0.71km



13 Natren Court Berwick VIC 3806

Sold Price

\$850,000

Sold Date

01-Jun-19

4 2 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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