

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

2 Willunga Court 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property 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

6 Mulga Rise Narre Warren VIC 3805	\$680,000	07-Nov-21
21 Golf Links Road Berwick VIC 3806	\$620,000	06-Aug-21
19 Hayman Street Berwick VIC 3806	\$680,000	25-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: 13 January 2022