

## 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

1/53 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

\$650,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Berwick

Period-from

01 May 2021

to

30 Apr 2022

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

2/46 BRISBANE STREET BERWICK VIC 3806	\$700,000	08-Oct-21
1/62-64 PEEL STREET BERWICK VIC 3806	\$670,000	19-Mar-22
2/83-85 HIGH STREET BERWICK VIC 3806	\$700,000	13-Oct-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: 03 May 2022

Micky Sidhu  
P 03 9702 2897  
M 0423230310  
E micky.sidhu@cranbourne.rh.com.au



**2/46 BRISBANE STREET BERWICK VIC 3806** Sold Price **\$700,000** Sold Date **08-Oct-21**

3 1 1 Distance **0.13km**



**1/62-64 PEEL STREET BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$670,000** Sold Date **19-Mar-22**

2 1 1 Distance **0.26km**



**2/83-85 HIGH STREET BERWICK VIC 3806** Sold Price **\$700,000** Sold Date **13-Oct-21**

3 1 2 Distance **-**

**RS** = Recent sale      **UN** = Undisclosed Sale

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