

Brendan Langley
P 0359404044

M 0403 055 733

 ${\sf E} \quad brendan.langley@obrienrealestate.com.au$

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	tor	sale

Address Including suburb and postcode	9 Shaftsbury 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)

between
between

Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,000	*Hou	use	Х	*Ur	nit	Suburb	Berwick
Period-from	01 Jun 2018	to	31	May 20	019	Sourc	e	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.

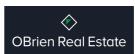
Address of comparable property	Price	Date of sale
91 Bellevue Drive Berwick VIC 3806	\$620,000	27-May-19
10 Eglinton Close Berwick VIC 3806	\$655,000	16-Feb-19
392 Centre Road Berwick VIC 3806	\$635,000	23-Sep-18

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.

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91 Bellevue Drive Berwick VIC 3806 Sold Price

⇔ 2

^{RS}\$620,000 Sold Date **27-May-19**

Distance

0.25km



10 Eglinton Close Berwick VIC 3806 Sold Price

\$655,000 Sold Date 16-Feb-19

= 4 ⇔2

₾ 2

= 4

四 4

Distance

0.26km



392 Centre Road Berwick VIC 3806 Sold Price

\$ 2

\$635,000 Sold Date 23-Sep-18

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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