

## 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

1/5 RESERVE STREET BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jan 2022

to

31 Dec 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

8/7-9 RESERVE STREET BERWICK VIC 3806	\$615,000	06-Oct-22
2/66 GLOUCESTER AVENUE BERWICK VIC 3806	\$700,000	11-Jul-22
1/47-49 PEEL STREET BERWICK VIC 3806	\$610,000	30-Nov-22

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: 04 January 2023



### 8/7-9 RESERVE STREET BERWICK VIC 3806

Sold Price

**\$615,000**

Sold Date

**06-Oct-22**
 3

 2

 1

Distance

**0.07km**


### 2/66 GLOUCESTER AVENUE BERWICK VIC 3806

Sold Price

**\$700,000**

Sold Date

**11-Jul-22**
 2

 2

 2

Distance

**0.11km**


### 1/47-49 PEEL STREET BERWICK VIC 3806

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**30-Nov-22**
 2

 1

 1

Distance

**1.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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