

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

12/10 Parkhill Drive 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/9 Outlook Drive Berwick VIC 3806	\$505,000	16-Jul-19
1/17 Reserve Street Berwick VIC 3806	\$520,000	12-Jul-19
3B Hawker Gardens Berwick VIC 3806	\$525,000	23-Oct-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: 17 January 2020



3/9 Outlook Drive Berwick VIC 3806

2 2 1

Sold Price **\$505,000** Sold Date **16-Jul-19**

Distance **1.51km**



1/17 Reserve Street Berwick VIC 3806

2 1 1

Sold Price **\$520,000** Sold Date **12-Jul-19**

Distance **1.82km**



3B Hawker Gardens Berwick VIC 3806

3 2 2

Sold Price **\$525,000** Sold Date **23-Oct-19**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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