

## 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

7 Hawker Gardens 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

\$625,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2020

to

28 Feb 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

9 Hawker Gardens Berwick VIC 3806	\$635,000	08-Feb-21
17 Howitt Court Berwick VIC 3806	\$642,000	16-Nov-20
30 Coolabah Grove Berwick VIC 3806	\$665,000	21-Oct-20

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: 15 March 2021



### 9 Hawker Gardens Berwick VIC 3806

 3
  2
  4

Sold Price

<sup>RS</sup> \$635,000

Sold Date

08-Feb-21

Distance

0.06km



### 17 Howitt Court Berwick VIC 3806

 3
  2
  1

Sold Price

\$642,000

Sold Date

16-Nov-20

Distance

1.12km



### 30 Coolabah Grove Berwick VIC 3806

 3
  2
  2

Sold Price

\$665,000

Sold Date

21-Oct-20

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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