

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

6/40-44 Golf Links Road 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Berwick

Period-from

01 Nov 2020

to

31 Oct 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

2/67 Cheviot Avenue Berwick VIC 3806	\$705,000	28-Sep-21
36 Innes Court Berwick VIC 3806	\$587,000	16-Jun-21
3/31-45 Vimini Drive Narre Warren VIC 3805	\$590,000	25-Sep-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: 29 November 2021

SHIN FU

M 0432457622

E SHIN.FU@boldre.COM.AU



2/67 Cheviot Avenue Berwick VIC 3806

Sold Price

\$705,000

Sold Date

28-Sep-21

3



2



2

Distance

1.09km

36 Innes Court Berwick VIC 3806

Sold Price

\$587,000

Sold Date

16-Jun-21

3



2



2

Distance

2.13km

3/31-45 Vimini Drive Narre Warren VIC 3805

Sold Price

\$590,000

Sold Date

25-Sep-21

3



2



2

Distance

2.98km

RS = Recent sale

UN = Undisclosed Sale

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