

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 Alsop Lane 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

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2020

to

30 Nov 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 Melville Park Drive Berwick VIC 3806	\$1,202,500	05-Oct-21
9 Neill Street Berwick VIC 3806	\$1,215,000	06-Nov-21
6 Kenny Court Berwick VIC 3806	\$1,170,000	06-Jul-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: 10 December 2021



9 Melville Park Drive Berwick VIC 3806

Sold Price

\$1,202,500

Sold Date

05-Oct-21

 3  2  2

Distance

0.4km



9 Neill Street Berwick VIC 3806

Sold Price

^{RS} **\$1,215,000**

Sold Date

06-Nov-21

 4  2  2

Distance

0.41km



6 Kenny Court Berwick VIC 3806

Sold Price

\$1,170,000

Sold Date

06-Jul-21

 4  2  2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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