

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

5 Bournevale 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

\$795,000

&

\$874,000

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

30 Rheanva Street Berwick VIC 3806	\$880,000	13-Oct-20
56 Balmain Drive Berwick VIC 3806	\$830,000	02-Feb-21
13 Anne Street Berwick VIC 3806	\$852,500	22-Jan-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.~~

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30 Rheanva Street Berwick VIC 3806

Sold Price

\$880,000

Sold Date

13-Oct-20

 4  2  2

Distance

0.59km



56 Balmain Drive Berwick VIC 3806

Sold Price

^{RS} **\$830,000**

Sold Date

02-Feb-21

 4  2  2

Distance

0.75km



13 Anne Street Berwick VIC 3806

Sold Price

^{RS} **\$852,500** ^{UN}

Sold Date

22-Jan-21

 4  2  2

Distance

0.85km



9 Pheasant Court Berwick VIC 3806

Sold Price

\$870,000

Sold Date

30-Nov-20

 4  2  2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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