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 2	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.

This Statement of Information was prepared on: 11 March 2021



consumer.vic.gov.au

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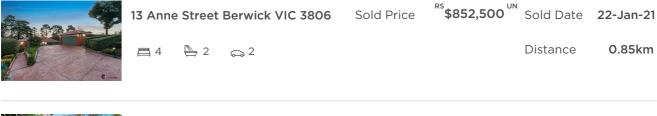


 30 Rheanva Street Berwick VIC
 Sold Price
 \$880,000
 Sold Date
 13-Oct-20

 3806
 ➡ 4
 ➡ 2
 ➡ 2
 Distance
 0.59km



	56 Balr	nain Dri	ve Berwick VIC 3806 Sold Pric	e \$830,000	Sold Date	02-Feb-21
	酉 4	2	⇔ 2		Distance	0.75km





RS = Recent sale UN = Undisclosed Sale

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