

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Sundial Court 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

*House

X

*Unit

Suburb

Berwick

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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

5 Kingsmill Terrace Berwick VIC 3806	\$612,250	22-Dec-18
155 Golf Links Road Berwick VIC 3806	\$600,000	29-Nov-18
32 Chirnside Road Berwick VIC 3806	\$595,000	02-Oct-18

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 six months.~~

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5 Kingsmill Terrace Berwick VIC 3806

4 2 2

Sold Price

\$612,250

Sold Date

22-Dec-18

Distance

0.86km



155 Golf Links Road Berwick VIC 3806

4 2 2

Sold Price

\$600,000

Sold Date

29-Nov-18

Distance

1.6km



32 Chirnside Road Berwick VIC 3806

4 2 2

Sold Price

\$595,000

Sold Date

02-Oct-18

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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