

Daniel Gallagher

P 5995 0500

M 0437 744 104

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

۲	ro	pe	rty	опе	red	tor	sale	

Address Including suburb and postcode	3 Sundial Court Berwick VIC 3806						
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.au	/underquotin	g (*Delete	single price	e or range a	as applicable)
Single Price			or range betweer	- n-1	75,000	&	\$620,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$685,000	*Ho	use X	*Unit		Suburb	Berwick
Period-from	01 Mar 2018	to	28 Feb 20	19	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.

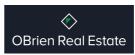
Address of comparable property	Price	Date of sale	
5 Kingsmill Terrace Berwick VIC 3806	\$612,250	22-Dec-18	
155 Golf Links Road Berwick VIC 3806	\$600,000	29-Nov-18	
32 Chirnside Road Berwick VIC 3806	\$595,000	02-Oct-18	

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Daniel Gallagher

P 5995 0500

M 0437 744 104

E daniel.gallagher@obrienrealestate.com.au



5 Kingsmill Terrace Berwick VIC 3806

 \triangle 2

Sold Price

\$612,250 Sold Date 22-Dec-18

Distance

0.86km



155 Golf Links Road Berwick VIC 3806

Sold Price

\$600,000 Sold Date 29-Nov-18

Distance 1.6km



32 Chirnside Road Berwick VIC

Sold Price

\$595,000 Sold Date 02-Oct-18

Distance

1.84km

3806

= 4

二 4

= 4

₾ 2 ⇔ 2

₽ 2

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.