

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

8 EMBLING STREET 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2021

to

31 Aug 2022

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

5 EMBLING STREET BERWICK VIC 3806	\$985,000	01-May-22
11 EMBLING STREET BERWICK VIC 3806	\$988,000	08-Jun-22
9 CLENDON STREET BERWICK VIC 3806	\$980,000	14-Apr-22

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: 06 September 2022



5 EMBLING STREET BERWICK VIC 3806

Sold Price

\$985,000

Sold Date

01-May-22

 4  2  2

Distance

0.06km



11 EMBLING STREET BERWICK VIC 3806

Sold Price

\$988,000

Sold Date

08-Jun-22

 4  2  2

Distance

0.07km



9 CLENDON STREET BERWICK VIC 3806

Sold Price

\$980,000

Sold Date

14-Apr-22

 4  2  2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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