

## 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

7 Ackland Court Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Berwick

Period-from

01 Sep 2020

to

31 Aug 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

1 Ackland Court Berwick VIC 3806	\$1,200,000	12-Jun-21
38 Highvale Crescent Berwick VIC 3806	\$1,200,000	26-Apr-21
49 Ridgmont Drive Berwick VIC 3806	\$1,235,000	11-May-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: 23 September 2021


**1 Ackland Court Berwick VIC 3806**

Sold Price

**\$1,200,000**

Sold Date

**12-Jun-21**
 4  2  8

Distance

**0.14km**

**38 Highvale Crescent Berwick VIC 3806**

Sold Price

Sold Date

**26-Apr-21**
 5  5  4

Distance

**0.57km**

**49 Ridgemont Drive Berwick VIC 3806**

Sold Price

**\$1,235,000**

Sold Date

**11-May-21**
 5  5  2

Distance

**0.58km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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