

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 HARKAWAY ROAD 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2020

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

45 LYALL ROAD BERWICK VIC 3806		18-Sep-20
31 GARDINER STREET BERWICK VIC 3806	\$811,000	03-Dec-20
22 RHEANVA STREET BERWICK VIC 3806	\$890,000	21-Dec-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 January 2021



45 LYALL ROAD BERWICK VIC 3806

 4
  3
  3

Sold Price

Sold Date **18-Sep-20**

Distance **0.2km**


31 GARDINER STREET BERWICK VIC 3806

 3
  2
  2

Sold Price

^{RS} **\$811,000** ^{UN}

Sold Date **03-Dec-20**

Distance **0.3km**


22 RHEANVA STREET BERWICK VIC 3806

 6
  3
  2

Sold Price

^{RS} **\$890,000** ^{UN}

Sold Date **21-Dec-20**

Distance **0.5km**

Private inspections
now available.

For more information or to arrange
a personal inspection please
contact the listing agent.

RS = Recent sale

UN = Undisclosed Sale

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