

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

3/32-34 WILSON 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Unit

Suburb

Berwick

Period-from

01 May 2022

to

30 Apr 2023

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

8/17-19 WILSON STREET BERWICK VIC 3806	\$605,000	16-Jan-23
1/31 PEEL STREET BERWICK VIC 3806	\$600,000	05-Apr-23
1/47-49 PEEL STREET BERWICK VIC 3806	\$610,000	30-Nov-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.~~

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**8/17-19 WILSON STREET BERWICK
VIC 3806**

2 1 1

Sold Price

\$605,000

Sold Date

16-Jan-23

Distance

0.06km



**1/31 PEEL STREET BERWICK VIC
3806**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

05-Apr-23

Distance

0.32km



**1/47-49 PEEL STREET BERWICK
VIC 3806**

3 1 1

Sold Price

\$610,000

Sold Date

30-Nov-22

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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