

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

57 Warrawong Drive 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2019

to

29 Feb 2020

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

6 Leonard Avenue Berwick VIC 3806	\$620,000	03-Dec-19
10 Festival Terrace Berwick VIC 3806	\$600,000	20-Nov-19
7 Samuel Close Berwick VIC 3806	\$672,000	17-Sep-19

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: 20 March 2020

	6 Leonard Avenue Berwick VIC 3806 3 2 2	Sold Price \$620,000 Sold Date 03-Dec-19 Distance 0.78km
	10 Festival Terrace Berwick VIC 3806 3 1 2	Sold Price \$600,000 Sold Date 20-Nov-19 Distance 1.01km
	7 Samuel Close Berwick VIC 3806 3 2 2	Sold Price \$672,000 Sold Date 17-Sep-19 Distance 0.53km
	3 Finch Street Berwick VIC 3806 3 2 2	Sold Price \$700,000 Sold Date 03-Feb-20 Distance 0.74km
	10 Leonard Avenue Berwick VIC 3806 3 2 2	Sold Price ^{RS} \$645,000 Sold Date 05-Feb-20 Distance 0.81km
	10 Mahogany Avenue Berwick VIC 3806 3 2 2	Sold Price \$582,500 Sold Date 21-Jan-20 Distance 0.82km

RS = Recent sale UN = Undisclosed Sale

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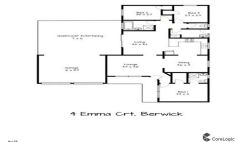


14 Leonard Avenue Berwick VIC 3806

3 2 2

Sold Price **\$581,000** Sold Date **02-Sep-19**

Distance **0.83km**



4 Emma Court Berwick VIC 3806

3 2 2

Sold Price **\$631,000** Sold Date **20-Jan-20**

Distance **1.03km**



1 Lexcen Close Berwick VIC 3806

3 2 2

Sold Price **\$675,000** Sold Date **19-Nov-19**

Distance **1.08km**

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