

## 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

26 Caravan Parade 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2020

to

31 May 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4 Satsuma Avenue Berwick VIC 3806        | \$617,000 | 13-Jan-21 |
| 11 Carambola Place Berwick VIC 3806      | \$630,000 | 16-Apr-21 |
| 43 Rhynhurst Street Clyde North VIC 3978 | \$620,000 | 24-Jan-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: 18 June 2021



**4 Satsuma Avenue Berwick VIC 3806**

 3  2  2

Sold Price **\$617,000** Sold Date **13-Jan-21**

Distance **0.48km**



**11 Carambola Place Berwick VIC 3806**

 3  2  2

Sold Price **\$630,000** Sold Date **16-Apr-21**

Distance **0.58km**



**43 Rhynhurst Street Clyde North VIC 3978**

 3  2  2

Sold Price **\$620,000** Sold Date **24-Jan-21**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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