

## 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

55 Edrington Park Drive 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 23 Hobart Avenue Berwick VIC 3806      | \$1,070,000 | 05-Jan-22 |
| 6 Alsop Lane Berwick VIC 3806          | \$1,100,000 | 18-Dec-21 |
| 9 Melville Park Drive Berwick VIC 3806 | \$1,202,500 | 05-Oct-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: 01 March 2022



**23 Hobart Avenue Berwick VIC 3806**

Sold Price <sup>RS</sup> **\$1,070,000** Sold Date **05-Jan-22**

3 2 2

Distance **0.31km**



**6 Alsop Lane Berwick VIC 3806**

Sold Price **\$1,100,000** Sold Date **18-Dec-21**

3 2 2

Distance **0.3km**



**9 Melville Park Drive Berwick VIC 3806**

Sold Price **\$1,202,500** Sold Date **05-Oct-21**

3 2 2

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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