

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

2/18 Manuka 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Berwick

Period-from

01 Nov 2020

to

31 Oct 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

1/30 Palmerston Street Berwick VIC 3806	\$780,000	13-Jul-21
12 Lyall Road Berwick VIC 3806	\$785,000	28-Aug-21
1/11 Gardiner Street Berwick VIC 3806	\$765,000	11-May-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: 11 November 2021



1/30 Palmerston Street Berwick VIC 3806 Sold Price **\$780,000** Sold Date **13-Jul-21**
 Distance **0.56km**

 3  2  2



12 Lyall Road Berwick VIC 3806 Sold Price **\$785,000** Sold Date **28-Aug-21**
 Distance **1.64km**

 3  2  2



1/11 Gardiner Street Berwick VIC 3806 Sold Price **\$765,000** Sold Date **11-May-21**
 Distance **1.83km**

 3  2  1

RS = Recent sale **UN** = Undisclosed Sale

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