

## 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 ALASTAIR 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

\$940,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2021

to

31 May 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 16 BOURNEVALE DRIVE BERWICK VIC 3806   | \$951,000 | 19-Apr-22 |
| 5 SHUTE AVENUE BERWICK VIC 3806        | \$990,000 | 24-Mar-22 |
| 90 QUARRY HILLS DRIVE BERWICK VIC 3806 | \$978,000 | 18-May-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.~~

This Statement of Information was prepared on: 09 June 2022



**16 BOURNEVALE DRIVE BERWICK  
VIC 3806**

Sold Price

<sup>RS</sup> **\$951,000** Sold Date **19-Apr-22**

 4  2  2

Distance **1.12km**



**5 SHUTE AVENUE BERWICK VIC  
3806**

Sold Price

**\$990,000** Sold Date **24-Mar-22**

 4  2  2

Distance **1.61km**



**90 QUARRY HILLS DRIVE  
BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$978,000** Sold Date **18-May-22**

 4  2  2

Distance **1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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