

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

3 Fisher Close 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

\$580,000

&

\$638,000

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

4 Fisher Close Berwick VIC 3806	\$600,000	04-Dec-19
15 Gifford Close Berwick VIC 3806	\$630,000	21-Feb-20
13 Albrecht Avenue Berwick VIC 3806	\$640,000	14-Nov-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.~~

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4 Fisher Close Berwick VIC 3806

Sold Price **\$600,000** Sold Date **04-Dec-19**

3 2 -

Distance **0.01km**



15 Gifford Close Berwick VIC 3806

Sold Price **\$630,000** Sold Date **21-Feb-20**

3 1 2

Distance **0.6km**



13 Albrecht Avenue Berwick VIC 3806

Sold Price **\$640,000** Sold Date **14-Nov-19**

3 2 2

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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