

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

1/14 OUTLOOK DRIVE 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

\$840,000

&

\$899,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2023

to

31 Jul 2024

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

8/28 BUCHANAN ROAD BERWICK VIC 3806	\$860,000	24-Jun-24
12/14 AVARD COURT BERWICK VIC 3806	\$940,000	20-May-24
1/22-26 BUCHANAN ROAD BERWICK VIC 3806	\$930,000	18-May-24

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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8/28 BUCHANAN ROAD BERWICK VIC 3806 Sold Price

RS - UN Sold Date **24-Jun-24**

3 2 2

Distance **1.1km**



12/14 AVARD COURT BERWICK VIC 3806 Sold Price

\$940,000 Sold Date **20-May-24**

3 2 2

Distance **1.52km**



1/22-26 BUCHANAN ROAD BERWICK VIC 3806 Sold Price

RS **\$930,000** Sold Date **18-May-24**

4 3 2

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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