

## 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 Nevin Grove 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2019

to

31 Mar 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

5 Atkinson Drive Berwick VIC 3806	\$800,000	17-Oct-19
16 Duke Street Berwick VIC 3806	\$735,000	06-Mar-20
27 Bernly Boulevard Berwick VIC 3806	\$800,000	02-Oct-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.~~

This Statement of Information was prepared on: 06 April 2020



**5 Atkinson Drive Berwick VIC 3806** Sold Price **\$800,000** Sold Date **17-Oct-19**

 4  2  2

Distance **0.1km**



**16 Duke Street Berwick VIC 3806** Sold Price **\$735,000<sup>UN</sup>** Sold Date **06-Mar-20**

 4  2  2

Distance **0.47km**



**27 Bernly Boulevard Berwick VIC 3806** Sold Price **\$800,000** Sold Date **02-Oct-19**

 4  2  2

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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