

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

3B Hawker Gardens 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jan 2020

to

31 Dec 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

6 Walsh Retreat Berwick VIC 3806	\$609,000	27-Nov-20
7 Kurnwill Place Berwick VIC 3806	\$610,000	07-Oct-20
26 Theodore Terrace Berwick VIC 3806	\$610,000	12-Oct-20

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: 25 January 2021

**6 Walsh Retreat Berwick VIC 3806**

Sold Price

^{RS} **\$609,000**Sold Date **27-Nov-20**

3 2 2

Distance **0.04km****7 Kurnwill Place Berwick VIC 3806**

Sold Price

\$610,000Sold Date **07-Oct-20**

3 2 2

Distance **1.37km****26 Theodore Terrace Berwick VIC 3806**

Sold Price

Sold Date **12-Oct-20**

3 2 2

Distance **1.54km****RS** = Recent sale**UN** = Undisclosed Sale

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