

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 Jane Street 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2020

to

31 Jan 2021

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 Jane Street Berwick VIC 3806	\$1,260,000	04-Dec-19
8 Anne Street Berwick VIC 3806	\$1,281,000	30-Jan-21

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: 18 February 2021



6 Jane Street Berwick VIC 3806

Sold Price

\$1,260,000

Sold Date

04-Dec-19

 4  2  1

Distance

0.06km



8 Anne Street Berwick VIC 3806

Sold Price

^{RS} **\$1,281,000**

Sold Date

30-Jan-21

 3  1  2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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