

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 4 St Vincent Place 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 \$750,000 & \$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$690,000 Property type House Suburb Berwick

Period-from 01 Sep 2019 to 31 Aug 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
27 Ridgemont Drive Berwick VIC 3806	\$765,000	05-May-20
42 Hillgrove Crescent Berwick VIC 3806	\$820,800	28-May-20
23 Vivienne Way Berwick VIC 3806	\$750,000	14-Jul-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: 28 September 2020