

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price \_\_\_\_\_ or range between \$730,000 & \$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$691,270 Property type House Suburb Berwick

Period-from 01 Nov 2019 to 31 Oct 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
7 Angelique Street Berwick VIC 3806	\$740,000	09-Jul-20
8 Lauradan Avenue Berwick VIC 3806	\$750,000	29-Jun-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: 04 November 2020