

# 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 28 Elgin Street, Berwick, VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,050,000 & \$1,150,000

### Median sale price

Median price \$682,000 Property Type House Suburb Berwick (3806)

Period - From 01/07/2019 to 30/06/2020 Source Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
7A SCANLAN STREET, BERWICK VIC 3806	\$1,240,000	19/01/2020
3 PALMERSTON STREET, BERWICK VIC 3806	\$1,015,000	23/06/2020
13 PIERMONT DRIVE, BERWICK VIC 3806	\$1,150,000	20/05/2020

This Statement of Information was prepared on: 16/07/2020