

# 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 5/6-8 Innes Court, 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

\$470,000

&

\$515,000

### Median sale price

Median price

\$548,750

Property Type

Unit

Suburb

Berwick (3806)

Period - From

01/03/2020

to

28/02/2021

Source

corelogic

### Comparable property sales

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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
24/18-26 MARLESFORD CRESCENT, BERWICK VIC 3806	\$470,000	26/01/2021
129 BEMERSYDE DRIVE, BERWICK VIC 3806	\$510,000	02/02/2021
6/133 BEMERSYDE DRIVE, BERWICK VIC 3806	\$506,000	16/12/2020

This Statement of Information was prepared on: 15/03/2021