

# 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 44B Brisbane 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

\$780,000

&

\$830,000

### Median sale price

Median price

\$552,500

Property Type

House

Suburb

Berwick (3806)

Period - From

01/04/2020

to

31/03/2021

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
3/17 PEEL STREET, BERWICK VIC 3806	\$800,000	11/12/2020
2 WILLOWDENE WAY, BERWICK VIC 3806	\$780,000	23/12/2020
1C NEILL STREET, BERWICK VIC 3806	\$824,000	21/01/2021

This Statement of Information was prepared on: 01/04/2021