

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

13/48 Langmore Lane 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

\$1,650,000

&

\$1,775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Berwick

Period-from

01 May 2019

to

30 Apr 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

5/36 Peel Street Berwick VIC 3806	\$1,090,000	16-Sep-19
1/36 Peel Street Berwick VIC 3806	\$1,071,000	30-Sep-19

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.

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5/36 Peel Street Berwick VIC 3806 Sold Price **\$1,090,000** Sold Date **16-Sep-19**

 3
  3
  2

Distance **0.55km**



1/36 Peel Street Berwick VIC 3806 Sold Price **\$1,071,000** Sold Date **30-Sep-19**

 3
  2
  2

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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