

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

80/6 Melville Park Drive Berwick VIC 3806

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2019

to

31 Jan 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

15/6 Melville Park Drive Berwick VIC 3806	\$355,000	21-Mar-19
38/6 Melville Park Drive Berwick VIC 3806	\$375,000	21-Jan-20
39/6 Melville Park Drive Berwick VIC 3806	\$410,000	24-May-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.

This Statement of Information was prepared on: 17 February 2020

consumer.vic.gov.au