

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

1/10 Buchanan Road 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,750

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/51 Peel Street Berwick VIC 3806	\$600,000	07-Oct-20
7 Exell Mews Berwick VIC 3806	\$535,000	08-Nov-20
4 Exell Mews Berwick VIC 3806	\$570,000	30-Oct-20

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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1/51 Peel Street Berwick VIC 3806 Sold Price **\$600,000** Sold Date **07-Oct-20**

 2  1  1

Distance **0.34km**



7 Exell Mews Berwick VIC 3806 Sold Price **\$535,000** Sold Date **08-Nov-20**

 2  1  1

Distance **0.93km**



4 Exell Mews Berwick VIC 3806 Sold Price **\$570,000** Sold Date **30-Oct-20**

 3  2  1

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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