

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

7/2 Avard Court 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2020

to

28 Feb 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

3/17 Peel Street Berwick VIC 3806	\$800,000	25-Dec-20
6/36 Langmore Lane Berwick VIC 3806	\$900,000	03-Mar-21

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: 18 March 2021

Taylor McCarthy
 P 9707 6000
 M 0400124997
 E berwick@neilsonpartners.com.au



3/17 Peel Street Berwick VIC 3806 Sold Price ^{RS} **\$800,000** Sold Date **25-Dec-20**

 3  2  2

Distance **1.13km**



6/36 Langmore Lane Berwick VIC 3806 Sold Price ^{RS} **\$900,000** Sold Date **03-Mar-21**

 3  2  2

Distance **1.55km**

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

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