

## 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

2/83-85 High 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2020

to

30 Sep 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

4/56 Gloucester Avenue Berwick VIC 3806	\$785,000	29-Jun-21
1/11 Church Street Berwick VIC 3806	\$705,000	22-May-21
27A Mansfield Street Berwick VIC 3806	\$670,000	19-Apr-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.~~

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**4/56 Gloucester Avenue Berwick VIC 3806**

 2  
  2  
  1

Sold Price **\$785,000** Sold Date **29-Jun-21**

Distance **0.54km**



**1/11 Church Street Berwick VIC 3806**

 3  
  2  
  2

Sold Price **\$705,000** Sold Date **22-May-21**

Distance **0.67km**



**27A Mansfield Street Berwick VIC 3806**

 3  
  2  
  2

Sold Price **\$670,000** Sold Date **19-Apr-21**

Distance **0.88km**

RS = Recent sale      UN = Undisclosed Sale

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