

## 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

9 Daniher Close 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

\$560,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,270

Property type

House

Suburb

Berwick

Period-from

01 Oct 2019

to

30 Sep 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

18 Collins Crescent Berwick VIC 3806	\$565,000	23-Apr-20
109 Mansfield Street Berwick VIC 3806	\$580,000	20-Jul-20
374 Centre Road Berwick VIC 3806	\$615,000	05-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.~~

This Statement of Information was prepared on: 21 October 2020

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**Private inspection policy.**  
To ensure the health and wellbeing of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.

1 person per party

No touching  
Please refrain from touching anything during the inspection.

Social distancing  
Please wear a mask and person at all times.

Please do not enter if you have:

1. Experienced symptoms of COVID-19
2. Experienced symptoms of COVID-19 in the last 14 days
3. Experienced symptoms of COVID-19 in the last 14 days

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**18 Collins Crescent Berwick VIC 3806**

Sold Price **\$565,000**

Sold Date **23-Apr-20**

Distance **0.15km**

3 1 2

Sold Price **\$565,000**

Sold Date **23-Apr-20**

Distance **0.15km**

**Metropolitan Melbourne - Stage 4 Restrictions**

**Property Inspections**

- Only 1 person per party is permitted to attend the inspection.
- All attendees must wear a mask at all times.
- All attendees must maintain a minimum 1.5m distance from others.
- All attendees must avoid touching anything during the inspection.

**Urgent Repair Reports**

- All attendees must wear a mask at all times.
- All attendees must maintain a minimum 1.5m distance from others.
- All attendees must avoid touching anything during the inspection.

**Appointments**

- All attendees must wear a mask at all times.
- All attendees must maintain a minimum 1.5m distance from others.
- All attendees must avoid touching anything during the inspection.

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**109 Mansfield Street Berwick VIC 3806**

Sold Price **\$580,000**

Sold Date **20-Jul-20**

Distance **0.33km**

3 1 2

Sold Price **\$580,000**

Sold Date **20-Jul-20**

Distance **0.33km**



**374 Centre Road Berwick VIC 3806**

Sold Price **RS \$615,000**

Sold Date **05-Oct-20**

Distance **1.65km**

3 2 2

Sold Price **RS \$615,000**

Sold Date **05-Oct-20**

Distance **1.65km**

RS = Recent sale      UN = Undisclosed Sale

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