

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

10/75-77 Cheviot Avenue 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

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

2/25 Canberra Avenue Berwick VIC 3806	\$710,000	30-Aug-19
4/42 Buchanan Road Berwick VIC 3806	\$735,000	08-Nov-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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2/25 Canberra Avenue Berwick VIC 3806 Sold Price **\$710,000** Sold Date **30-Aug-19**

4 2 2

Distance **1.35km**



4/42 Buchanan Road Berwick VIC 3806 Sold Price **\$735,000** Sold Date **08-Nov-20**

4 2 2

Distance **2.7km**

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

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