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	4 EXELL MEWS 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	$760,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Berwick
Period-from	01 Feb 2022	to	31 Jan 2023	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
1/1-3 SCANLAN STREET BERWICK VIC 3806	$960,000	25-Aug-22
2/1-3 SCANLAN STREET BERWICK VIC 3806	$830,000	12-Jan-23
3/1-3 SCANLAN STREET BERWICK VIC 3806	$800,000	01-Oct-22

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: 22 February 2023

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1/1-3 SCANLAN STREET BERWICK VIC 3806

3 2 2

Sold Price **$960,000** Sold Date **25-Aug-22**

Distance **0.67km**



2/1-3 SCANLAN STREET BERWICK VIC 3806

3 2 2

Sold Price RS **$830,000** Sold Date **12-Jan-23**

Distance **0.68km**



3/1-3 SCANLAN STREET BERWICK VIC 3806

3 2 2

Sold Price **$800,000** Sold Date **01-Oct-22**

Distance **0.68km**

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

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