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<br>Including suburb and postcode | 7/1-3 RESERVE STREET 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 | $570,000 | & | $627,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $636,000 | Property type | Unit | Suburb | Berwick |
| Period-from | 01 Nov 2021 | to | 31 Oct 2022 | 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 |
|---|---|---|
| 8/7-9 RESERVE STREET BERWICK VIC 3806 | $615,000 | 27-Oct-22 |
| 2/66 GLOUCESTER AVENUE BERWICK VIC 3806 | $700,000 | 11-Jul-22 |
| 6/7-9 RESERVE STREET BERWICK VIC 3806 | $620,000 | 24-Feb-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: 02 November 2022

belle PROPERTY

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**8/7-9 RESERVE STREET BERWICK VIC 3806**

3 2 1

Sold Price RS $615,000 Sold Date 27-Oct-22

Distance 0.06km



**2/66 GLOUCESTER AVENUE BERWICK VIC 3806**

2 2 2

Sold Price $700,000 Sold Date 11-Jul-22

Distance 0.1km



**6/7-9 RESERVE STREET BERWICK VIC 3806**

3 2 1

Sold Price $620,000 Sold Date 24-Feb-22

Distance 0.04km

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

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