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	1/1-3 SCANLAN 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	$810,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Berwick
Period-from	01 Aug 2021	to	31 Jul 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
2/47-49 BRISBANE STREET BERWICK VIC 3806	$845,000	09-Mar-22
1/19 MELVILLE PARK DRIVE BERWICK VIC 3806	$870,000	12-May-22
G02/26 LANGMORE LANE BERWICK VIC 3806	$975,000	09-May-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: 04 August 2022

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2/47-49 BRISBANE STREET BERWICK VIC 3806

3 2 2

Sold Price **$845,000** Sold Date **09-Mar-22**

Distance **0.42km**



1/19 MELVILLE PARK DRIVE BERWICK VIC 3806

3 2 2

Sold Price **$870,000** Sold Date **12-May-22**

Distance **0.59km**



G02/26 LANGMORE LANE BERWICK VIC 3806

2 2 2

Sold Price RS **$975,000** UN Sold Date **09-May-22**

Distance **0.53km**

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

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