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 KINSALE VIEW 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	$740,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$864,000	Property type	House	Suburb	Berwick
Period-from	01 Aug 2022	to	31 Jul 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
32 SHARPE COURT BERWICK VIC 3806	$755,000	12-Apr-23

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: 14 August 2023

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32 SHARPE COURT BERWICK VIC 3806

4 2 2

Sold Price **$755,000** Sold Date **12-Apr-23**

Distance **1.58km**

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

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