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	28/52-54 SHINNERS 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~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,500	Property type	Unit	Suburb	Berwick
Period-from	01 Mar 2021	to	28 Feb 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
30/52-54 SHINNERS AVENUE BERWICK VIC 3806	$526,500	03-Aug-21
12/52-54 SHINNERS AVENUE BERWICK VIC 3806	$540,000	24-Sep-21
20/2-6 JERILDERIE DRIVE BERWICK VIC 3806	$530,000	22-Jul-21

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: 09 March 2022

CONSUMER AFFAIRS VICTORIA

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30/52-54 SHINNERS AVENUE BERWICK VIC 3806

3 2 2

Sold Price **$526,500** Sold Date **03-Aug-21**

Distance **0.02km**



12/52-54 SHINNERS AVENUE BERWICK VIC 3806

3 2 2

Sold Price **$540,000** Sold Date **24-Sep-21**

Distance **0.06km**



20/2-6 JERILDERIE DRIVE BERWICK VIC 3806

3 2 2

Sold Price **$530,000** Sold Date **22-Jul-21**

Distance **0.3km**

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

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