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 | 3 Inga Court 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 | $995,000 | & | $1,090,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $770,000 | Property type | House | Suburb | Berwick |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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 |
|---|---|---|
| 26 Glenview Rise Berwick VIC 3806 | $1,060,000 | 24-Apr-21 |
| 8 Lysanne Crescent Berwick VIC 3806 | $1,045,000 | 16-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.

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**26 Glenview Rise Berwick VIC 3806** Sold Price **$1,060,000** Sold Date **24-Apr-21**

4 2 2 Distance **1.03km**



**8 Lysanne Crescent Berwick VIC 3806** Sold Price RS **$1,045,000** UN Sold Date **16-Jul-21**

4 2 2 Distance **1.18km**

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

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