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	26 Jamieson Way 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	$870,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$444,500	Property type	Land	Suburb	Berwick
Period-from	01 Apr 2020	to	31 Mar 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
20 Bounty Way Berwick VIC 3806	$905,000	01-Apr-21
34 Edgbaston Circuit Berwick VIC 3806	$927,000	20-Mar-21
2 Lena Court Berwick VIC 3806	$930,000	24-Feb-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: 27 April 2021

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20 Bounty Way Berwick VIC 3806

4 2 2

Sold Price RS $905,000 Sold Date 01-Apr-21

Distance 0.99km



34 Edgbaston Circuit Berwick VIC 3806

4 2 2

Sold Price RS $927,000 Sold Date 20-Mar-21

Distance 1.21km



2 Lena Court Berwick VIC 3806

4 2 3

Sold Price $930,000 Sold Date 24-Feb-21

Distance 1.22km

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

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