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	2 Augustus Drive 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	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$672,000	Property type	House	Suburb	Berwick
Period-from	01 Feb 2019	to	31 Jan 2020	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
1 Glasshouse Court Berwick VIC 3806	$695,000	02-Jan-20
8 Earlston Square Berwick VIC 3806	$707,388	03-Dec-19
6 Dryden Court Berwick VIC 3806	$745,000	26-Nov-19

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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1 Glasshouse Court Berwick VIC 3806

4 2 2

Sold Price **$695,000** Sold Date **02-Jan-20**

Distance **0.67km**



8 Earlston Square Berwick VIC 3806

3 2 1

Sold Price **$707,388** Sold Date **03-Dec-19**

Distance **1.07km**



6 Dryden Court Berwick VIC 3806

4 2 2

Sold Price **$745,000** Sold Date **26-Nov-19**

Distance **1.22km**



27 County Drive Berwick VIC 3806

4 2 2

Sold Price **$725,000** Sold Date **09-Dec-19**

Distance **1.58km**

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

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