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	2/16 MANUKA ROAD 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	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Berwick
Period-from	01 Oct 2022	to	30 Sep 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.

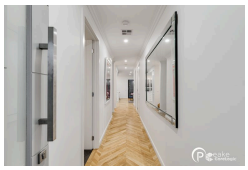
Address of comparable property	Price	Date of sale
2/179 HIGH STREET BERWICK VIC 3806	$930,000	03-Nov-22
1/179 HIGH STREET BERWICK VIC 3806	$900,000	31-Jul-23
5 EXELL MEWS BERWICK VIC 3806	$850,000	17-Sep-23

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: 12 October 2023

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2/179 HIGH STREET BERWICK VIC 3806

3 2 1

Sold Price **$930,000** Sold Date **03-Nov-22**

Distance **0.36km**



1/179 HIGH STREET BERWICK VIC 3806

3 2 1

Sold Price RS **$900,000** Sold Date **31-Jul-23**

Distance **0.37km**



5 EXELL MEWS BERWICK VIC 3806

3 2 2

Sold Price RS **$850,000** Sold Date **17-Sep-23**

Distance **0.48km**

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

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