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	2/165 HIGH STREET 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,600	Property type	Unit	Suburb	Berwick
Period-from	01 Aug 2023	to	31 Jul 2024	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
3/187 HIGH STREET BERWICK VIC 3806	$650,000	02-Apr-24
2/10 BUCHANAN ROAD BERWICK VIC 3806	$650,000	04-Apr-24
18 MAGARRA CRESCENT BERWICK VIC 3806	$651,500	22-Feb-24

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: 06 August 2024

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3/187 HIGH STREET BERWICK VIC 3806

2 2 1

Sold Price **$650,000** Sold Date **02-Apr-24**

Distance **0.24km**



2/10 BUCHANAN ROAD BERWICK VIC 3806

2 1 2

Sold Price Sold Date **04-Apr-24**

Distance **0.98km**



18 MAGARRA CRESCENT BERWICK VIC 3806

2 1 1

Sold Price **$651,500** Sold Date **22-Feb-24**

Distance **3.45km**

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

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