

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

3/187 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jan 2023

to

31 Dec 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

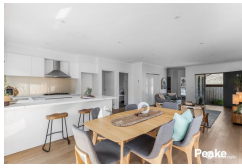
Date of sale

3/153 HIGH STREET BERWICK VIC 3806	\$718,000	08-Oct-23
1/25 BEMERSYDE DRIVE BERWICK VIC 3806	\$660,000	13-Dec-23
2/8-13 ADELAIDE CLOSE BERWICK VIC 3806	\$680,000	24-Aug-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: 15 January 2024



3/153 HIGH STREET BERWICK VIC 3806

Sold Price

\$718,000

Sold Date

08-Oct-23

 3

 2

 2

Distance

0.43km



1/25 BEMERSYDE DRIVE BERWICK VIC 3806

Sold Price

^{RS} **\$660,000**

Sold Date

13-Dec-23

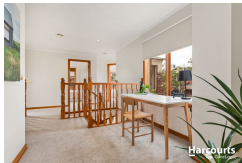
 3

 1

 2

Distance

1.75km



2/8-13 ADELAIDE CLOSE BERWICK VIC 3806

Sold Price

\$680,000

Sold Date

24-Aug-23

 3

 1

 1

Distance

3.86km

RS = Recent sale

UN = Undisclosed Sale

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