

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

2/143 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

\$685,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 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

2/26 PEEL STREET BERWICK VIC 3806	\$770,000	28-Oct-24
1/42 GARDINER STREET BERWICK VIC 3806	\$720,000	30-Aug-24
2/22 HARKAWAY ROAD BERWICK VIC 3806	\$705,000	15-Nov-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.~~

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2/26 PEEL STREET BERWICK VIC 3806

Sold Price

^{RS}

\$770,000

Sold Date

28-Oct-24

 3

 2

 2

Distance

0.77km



1/42 GARDINER STREET BERWICK VIC 3806

Sold Price

\$720,000

Sold Date

30-Aug-24

 3

 2

 2

Distance

1.49km



2/22 HARKAWAY ROAD BERWICK VIC 3806

Sold Price

^{RS}

\$705,000

Sold Date

15-Nov-24

 3

 2

 2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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