

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

29 Ambleside Crescent 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

\$970,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2020

to

30 Sep 2021

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

15/15A-B Collins Crescent Berwick VIC 3806	\$980,000	03-Sep-21
46-48 William Road Berwick VIC 3806	\$980,000	25-May-21

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: 26 October 2021



OBrien Real Estate

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Private Inspections Available

All inspections on by appointment only. You MUST call the agent directly to arrange a private inspection at the advertised time to comply with our State government guidelines and density limits.

INSPECTION POLICY

- Bookings are essential for building inspection
- You must arrive the day before you start the property
- Noisy must be noted at all times, for work, no entry
- Please keep a 2m distance between you and other people

Our agents will provide hand sanitizer at every inspection and will follow the physical distancing rules to protect others.

We thank you for your cooperation.

BarryPlant
Berwick | Dandenong | Dromana

15/15A-B Collins Crescent Berwick VIC 3806

Sold Price

^{RS}

\$980,000

Sold Date

03-Sep-21



5



2



2

Distance

0.54km



46-48 William Road Berwick VIC 3806

Sold Price

\$980,000

Sold Date

25-May-21



3



2



4

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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