

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

11/59 FAIRHOLME BOULEVARD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

2/45 CARDINIA STREET BERWICK VIC 3806	835000	13-Feb-24
2/16 MANUKA ROAD BERWICK VIC 3806	890000	29-Nov-23
22A TURNER STREET BERWICK VIC 3806	860000	05-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: 23 April 2024



2/45 CARDINIA STREET BERWICK VIC 3806 Sold Price **835000** Sold Date **13-Feb-24**
 Distance **1.31km**
 2 2 2



2/16 MANUKA ROAD BERWICK VIC 3806 Sold Price **890000** Sold Date **29-Nov-23**
 Distance **1.04km**
 2 2 2



22A TURNER STREET BERWICK VIC 3806 Sold Price **860000** Sold Date **05-Feb-24**
 Distance **0.84km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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