

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

12/22-26 BUCHANAN ROAD 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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Berwick

Period-from

01 Nov 2022

to

31 Oct 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

3/2 AVARD COURT BERWICK VIC 3806	\$950,000	08-Nov-23
4/2 AVARD COURT BERWICK VIC 3806	\$965,000	01-Jul-23
5 WILLOWDENE WAY BERWICK VIC 3806	\$980,000	18-May-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: 16 November 2023



3/2 AVARD COURT BERWICK VIC 3806

Sold Price

^{RS} **\$950,000**

Sold Date **08-Nov-23**

 3  2  2

Distance **0.41km**



4/2 AVARD COURT BERWICK VIC 3806

Sold Price

\$965,000

Sold Date **01-Jul-23**

 3  2  2

Distance **0.44km**



5 WILLOWDENE WAY BERWICK VIC 3806

Sold Price

\$980,000

Sold Date **18-May-23**

 3  2  2

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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