

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

26 Insignia Crescent, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price \$900,000 Property Type House Suburb Berwick

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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
1	1 Konac Ct BERWICK 3806	\$680,000	25/11/2023
2	15 Wimmera Ct BERWICK 3806	\$650,000	16/01/2024
3			

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 six months.

This Statement of Information was prepared on:

25/03/2024 16:40

26 Insignia Crescent, Berwick Vic 3806



 3  1  2

Rooms: 4
Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
Year ending December 2023: \$900,000

Comparable Properties

1 Konac Ct BERWICK 3806 (VG)

Agent Comments

 3  -  -

Price: \$680,000
Method: Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 586 sqm approx



15 Wimmera Ct BERWICK 3806 (REI/VG)

Agent Comments

 3  1  1

Price: \$650,000
Method: Private Sale
Date: 16/01/2024
Property Type: House
Land Size: 303 sqm approx

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 six months.

Account - Jellis Craig



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