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	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Ηοι	ISE		Suburb	Berwick
Period - From	01/01/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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.

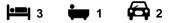
This Statement of Information was prepared on:

25/03/2024 16:40



26 Insignia Crescent, Berwick Vic 3806





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)



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



15 Wimmera Ct BERWICK 3806 (REI/VG)

Agent Comments



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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