

## 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

21 Florence Avenue Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2019

to

31 May 2020

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

30 Florence Avenue Berwick VIC 3806	\$691,000	11-May-20
15 Lexcen Close Berwick VIC 3806	\$720,000	02-Jun-20
64 Balmain Drive Berwick VIC 3806	\$675,000	29-Mar-20

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: 17 June 2020

 <p><b>Private inspection policy.</b> To ensure the health and wellbeing of the community, please refer to the following safety measures. Thank you for your co-operation and understanding.</p> <p><small>Please do not enter if you have:</small></p> <ul style="list-style-type: none"> <li>1. Any symptoms of COVID-19</li> <li>2. Contacted someone with COVID-19 in the last 14 days</li> <li>3. Been in a high-risk area in the last 14 days</li> </ul>	<p><b>30 Florence Avenue Berwick VIC 3806</b></p>	<p>Sold Price</p>	<p><b>\$691,000</b></p>	<p>Sold Date</p>	<p><b>11-May-20</b></p>
	<p> 3  2  1</p>			<p>Distance</p>	<p><b>0.14km</b></p>
	<p><b>15 Lexcen Close Berwick VIC 3806</b></p>	<p>Sold Price</p>	<p><sup>RS</sup> <b>\$720,000</b></p>	<p>Sold Date</p>	<p><b>02-Jun-20</b></p>
	<p> 3  2  2</p>			<p>Distance</p>	<p><b>0.16km</b></p>
	<p><b>64 Balmain Drive Berwick VIC 3806</b></p>	<p>Sold Price</p>	<p><b>\$675,000</b></p>	<p>Sold Date</p>	<p><b>29-Mar-20</b></p>
	<p> 3  2  2</p>			<p>Distance</p>	<p><b>0.66km</b></p>

RS = Recent sale

UN = Undisclosed Sale

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