

## 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

38 Highvale Crescent 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

\$1,150,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2019

to

31 Oct 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

6 Duke Street Berwick VIC 3806	\$1,123,000	20-Oct-20
95 Marisa Crescent Berwick VIC 3806	\$1,165,000	18-Apr-20
5 Higinbotham Rise Berwick VIC 3806	\$1,360,000	30-Oct-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 November 2020

Private inspections now available.  
For more information or to arrange a personal inspection please contact the listing agent.

**6 Duke Street Berwick VIC 3806**

Sold Price <sup>RS</sup> **\$1,123,000** Sold Date **20-Oct-20**

 5  3  4

Distance **0.61km**



**95 Marisa Crescent Berwick VIC 3806**

Sold Price **\$1,165,000** Sold Date **18-Apr-20**

 5  4  3

Distance **1.29km**



**5 Higinbotham Rise Berwick VIC 3806**

Sold Price <sup>RS</sup> **\$1,360,000** <sup>UN</sup> Sold Date **30-Oct-20**

 5  2  4

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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