

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

1/12 Kilvington Court 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jan 2020

to

31 Dec 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

2/45 Cardinia Street Berwick VIC 3806	\$721,500	12-Oct-20
2/14 Peel Street Berwick VIC 3806	\$820,000	23-Jun-20
2 Santa Monica Place Berwick VIC 3806	\$732,000	21-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: 14 January 2021



2/45 Cardinia Street Berwick VIC 3806

 2  2  2

Sold Price

\$721,500

Sold Date

12-Oct-20

Distance

0.44km



2/14 Peel Street Berwick VIC 3806

 3  3  2

Sold Price

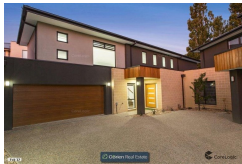
\$820,000

Sold Date

23-Jun-20

Distance

1.58km



2 Santa Monica Place Berwick VIC 3806

 3  2  2

Sold Price

\$732,000

Sold Date

21-Mar-20

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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