

## 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

4 Llano Circuit 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/14 McNabb Street Berwick VIC 3806	\$590,000	08-Jan-21
11 Greenhaven Terrace Berwick VIC 3806	\$630,000	22-Oct-20
1/187 High Street Berwick VIC 3806	\$599,000	20-May-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: 04 February 2021



**3/14 McNabb Street Berwick VIC 3806**

Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **08-Jan-21**

 3  2  2

Distance **2.35km**



**11 Greenhaven Terrace Berwick VIC 3806**

Sold Price **\$630,000** Sold Date **22-Oct-20**

 3  2  2

Distance **2.99km**



**1/187 High Street Berwick VIC 3806** Sold Price

**\$599,000** Sold Date **20-May-20**

 3  2  2

Distance **3.19km**

RS = Recent sale

UN = Undisclosed Sale

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