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	29/52-54 Shinners Avenue 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	$480,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	Berwick
Period-from	01 Feb 2019	to	31 Jan 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
31/52-54 Shinners Avenue Berwick VIC 3806	$510,000	23-Sep-19
13/52-54 Shinners Avenue Berwick VIC 3806	$500,000	17-Dec-19

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.

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31/52-54 Shinners Avenue Berwick VIC 3806

3 2 2

Sold Price **$510,000** Sold Date **23-Sep-19**

Distance **0.02km**



13/52-54 Shinners Avenue Berwick VIC 3806

3 2 2

Sold Price **$500,000** Sold Date **17-Dec-19**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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