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	33 Melville Park Drive 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	$1,180,000	&	$1,290,000

Median sale price

Median price	$900,000	Property type	House (4 Bed)	Suburb	Berwick

Period - From	01/2/2022	to	01/2/2022	Source	https://www.realestate.com.au/neighbourhoods/berwick-3806-vic

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 six 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
1. 83 Fairholme Boulevard Berwick Vic 3806	$1,300,000	30/11/2021
2. 20 Melville Park Drive Berwick Vic 3806	$1,330,000	08/12/2021
3. 11 Ros Way Berwick Vic 3806	$1,437,000	07/11/2021

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 six months.~~

This Statement of Information was prepared on: 13/02/2022