

Statement of Information

Sections 47AF of the Estate Agents Act 1980



3 Little Gem Way 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 \$ 900,000 & \$ 990,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 850,000 *House *Unit Suburb
Period - From to Source

Comparable property sales

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. 17 Haverbrack Drive, Berwick, VIC 3806	\$ 920,000	24 Sep 2021
2. 123 Viewgrand Drive, Berwick, VIC 3806	\$ 973,500	09 Oct 2021
3. 4 Glenview Rise, Berwick, VIC 3806	\$ 890,000	27 Oct 2021