

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 ELLASWOOD CLOSE 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 2024

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 CIVIC PLACE BERWICK VIC 3806	\$1,061,000	30-Oct-23
1 ALASTAIR DRIVE BERWICK VIC 3806	\$1,035,000	12-Jan-24
22 MCNABB STREET BERWICK VIC 3806	\$1,060,000	08-Jan-24

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: 07 April 2024

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**2 CIVIC PLACE BERWICK VIC 3806** Sold Price **\$1,061,000** Sold Date **30-Oct-23**

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Distance **0.28km****1 ALASTAIR DRIVE BERWICK VIC 3806** Sold Price **\$1,035,000** Sold Date **12-Jan-24**

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Distance **0.59km****22 MCNABB STREET BERWICK VIC 3806** Sold Price **\$1,060,000** Sold Date **08-Jan-24**

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Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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