

## 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

11 OAKMOSS PLACE 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2022

to

31 Oct 2023

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 CLENDON STREET BERWICK VIC 3806	\$1,250,000	11-Jul-23
3 MANDALAY COURT BERWICK VIC 3806	\$1,208,888	28-Mar-23
10 STANHOPE AVENUE BERWICK VIC 3806	\$1,280,000	20-Sep-23

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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hayley taufa  
P 0400091398  
M 0400091398  
E htaufa@barryplant.com.au



**3 CLENDON STREET BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **11-Jul-23**  
Distance **0.83km**  
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**3 MANDALAY COURT BERWICK VIC 3806** Sold Price **\$1,208,888** Sold Date **28-Mar-23**  
Distance **1.41km**  
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**10 STANHOPE AVENUE BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$1,280,000** Sold Date **20-Sep-23**  
Distance **1.71km**  
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**RS** = Recent sale      **UN** = Undisclosed Sale

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