

## 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

13 PENRITH COURT 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2022

to

30 Sep 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

6 THIRLMERE COURT BERWICK VIC 3806	\$852,500	06-Aug-23
4 HOWARD PLACE BERWICK VIC 3806	\$820,254	01-May-23
6 GREENLAW CRESCENT BERWICK VIC 3806	\$835,000	13-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.~~

This Statement of Information was prepared on: 24 October 2023



**6 THIRLMERE COURT BERWICK  
VIC 3806**

 4  2  2

Sold Price

**\$852,500**

Sold Date **06-Aug-23**

Distance

**0.1km**



**4 HOWARD PLACE BERWICK VIC  
3806**

 4  2  2

Sold Price

**\$820,254**

Sold Date **01-May-23**

Distance

**1.49km**



**6 GREENLAW CRESCENT  
BERWICK VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date **13-Sep-23**

Distance

**1.9km**

RS = Recent sale

UN = Undisclosed Sale

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