

## 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

15 MAGDALENA 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$864,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2022

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 18 SUNNYSIDE DRIVE BERWICK VIC 3806 | \$750,000 | 04-Aug-23 |
| 6 CULMARA COURT BERWICK VIC 3806    | \$790,000 | 19-Apr-23 |
| 7 CULMARA COURT BERWICK VIC 3806    | \$800,000 | 07-Aug-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: 14 August 2023

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**18 SUNNYSIDE DRIVE BERWICK VIC 3806**

 3  2  1

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **04-Aug-23**

Distance **0.04km**



**6 CULMARA COURT BERWICK VIC 3806**

 3  2  1

Sold Price

**\$790,000**

Sold Date **19-Apr-23**

Distance **0.22km**



**7 CULMARA COURT BERWICK VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **07-Aug-23**

Distance **0.23km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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