

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 MIRRABOOK COURT 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

\$620,000

&

\$670,000

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

5 MAGARRA CRESCENT BERWICK VIC 3806	\$660,000	22-May-23
1 KOORANG PLACE BERWICK VIC 3806	\$670,000	16-Jun-23
14A MAHOGANY AVENUE BERWICK VIC 3806	\$620,000	02-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: 31 October 2023

**5 MAGARRA CRESCENT BERWICK
VIC 3806**

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Sold Price

\$660,000

Sold Date

22-May-23

Distance

0.29km**1 KOORANG PLACE BERWICK VIC
3806**

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Sold Price

\$670,000

Sold Date

16-Jun-23

Distance

1.33km**14A MAHOGANY AVENUE
BERWICK VIC 3806**

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Sold Price

^{RS}\$620,000

Sold Date

02-Sep-23

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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