

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

2 CINDY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2023

to

30 Jun 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

8 MALANDA COURT BERWICK VIC 3806	\$800,000	08-Feb-24
3 KURNWILL PLACE BERWICK VIC 3806	\$770,000	01-Feb-24
4 SARAH-LOUISE PLACE BERWICK VIC 3806	\$825,000	20-Feb-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: 11 July 2024



8 MALANDA COURT BERWICK VIC 3806 Sold Price **\$800,000** Sold Date **08-Feb-24**

 4  2  2

Distance **0.58km**



3 KURNWILL PLACE BERWICK VIC 3806 Sold Price **\$770,000** Sold Date **01-Feb-24**

 4  2  -

Distance **0.49km**



4 SARAH-LOUISE PLACE BERWICK VIC 3806 Sold Price **\$825,000** Sold Date **20-Feb-24**

 4  2  2

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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