

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 FLORENCE AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

4 HOOD COURT BERWICK VIC 3806	\$730,000	20-Jan-24
3 EZARD CLOSE BERWICK VIC 3806	\$770,000	15-Nov-23
37 COOLABAH GROVE BERWICK VIC 3806	\$750,000	22-Dec-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: 22 April 2024

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4 HOOD COURT BERWICK VIC 3806

3 1 1

Sold Price **\$730,000** Sold Date **20-Jan-24**

Distance **0.21km**



3 EZARD CLOSE BERWICK VIC 3806

3 2 2

Sold Price **\$770,000** Sold Date **15-Nov-23**

Distance **0.48km**



37 COOLABAH GROVE BERWICK VIC 3806

3 2 3

Sold Price ^{RS} **\$750,000** Sold Date **22-Dec-23**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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