

## 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

3 BISHOP 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2022

to

30 Nov 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

3 CLENDON STREET BERWICK VIC 3806	\$1,250,000	10-Jul-23
11 OAKMOSS PLACE BERWICK VIC 3806	\$1,252,000	01-Dec-23
8 KERFERD STREET BERWICK VIC 3806	\$1,280,000	09-Nov-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: 04 December 2023

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**3 CLENDON STREET BERWICK VIC 3806** Sold Price **\$1,250,000** Sold Date **10-Jul-23**  
 Distance **0.59km**  
 4 beds 2 bathrooms 2 cars



**11 OAKMOSS PLACE BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$1,252,000** Sold Date **01-Dec-23**  
 Distance **1.36km**  
 4 beds 2 bathrooms 2 cars



**8 KERFERD STREET BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$1,280,000** <sup>UN</sup> Sold Date **09-Nov-23**  
 Distance **0.3km**  
 4 beds 4 bathrooms 0 cars

RS = Recent sale      UN = Undisclosed Sale

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