

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 FRITZLAFF 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

\$1,180,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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

1 BUCHANAN ROAD BERWICK VIC 3806	\$1,250,000	07-Feb-24
59 ELGIN STREET BERWICK VIC 3806	\$1,185,000	07-Oct-23
4 PIERMONT DRIVE BERWICK VIC 3806	\$1,200,000	27-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: 12 March 2024

**1 BUCHANAN ROAD BERWICK VIC 3806**

Sold Price

RS

\$1,250,000

Sold Date

07-Feb-24

5 2 1

Distance

0.8km**59 ELGIN STREET BERWICK VIC 3806**

Sold Price

\$1,185,000

Sold Date

07-Oct-23

4 2 -

Distance

0.32km**4 PIERMONT DRIVE BERWICK VIC 3806**

Sold Price

RS

\$1,200,000

Sold Date

27-Feb-24

4 2 3

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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