

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 OAKBANK CLOSE 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,250

Property type

House

Suburb

Berwick

Period-from

01 Jan 2023

to

31 Dec 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

4 OAKBANK CLOSE BERWICK VIC 3806	\$780,000	26-Sep-23
75 SHINNERS AVENUE NARRE WARREN VIC 3805	\$791,500	23-Oct-23
7 CULMARA COURT BERWICK VIC 3806	\$800,000	31-Jul-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 January 2024

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4 OAKBANK CLOSE BERWICK VIC 3806

 3  2  2

Sold Price

\$780,000

Sold Date **26-Sep-23**

Distance **0.04km**



75 SHINNERS AVENUE NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **\$791,500**

Sold Date **23-Oct-23**

Distance **0.71km**



7 CULMARA COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$800,000

Sold Date **31-Jul-23**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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