

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 PIONEER 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2022

to

31 Aug 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

8 WILLSLIE CRESCENT BERWICK VIC 3806	\$720,000	12-Apr-23
37 ASHFIELD DRIVE BERWICK VIC 3806	\$718,000	25-Jul-23
31 MICHELLE DRIVE BERWICK VIC 3806	\$715,000	14-Mar-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.~~

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8 WILLSLIE CRESCENT BERWICK VIC 3806

 3  1  2

Sold Price **\$720,000** Sold Date **12-Apr-23**

Distance **0.25km**



37 ASHFIELD DRIVE BERWICK VIC 3806

 3  2  2

Sold Price **\$718,000** Sold Date **25-Jul-23**

Distance **0.33km**



31 MICHELLE DRIVE BERWICK VIC 3806

 4  2  2

Sold Price **\$715,000** Sold Date **14-Mar-23**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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