# 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 RUBINA 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	\$850,000	&	\$935,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$865.000	Property type	House	Suburb	Berwick				

Median Price	\$865,000	Property type		House		Suburb	Berwick
Period-from	01 Jun 2023	to	31 May 2	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	
9 CHIN COURT BERWICK VIC 3806	\$870,000	12-Feb-24	
14 WARROCK COURT BERWICK VIC 3806	\$930,000	10-Feb-24	
79 BELLEVUE DRIVE BERWICK VIC 3806	\$862,500	13-Jun-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: 17 June 2024

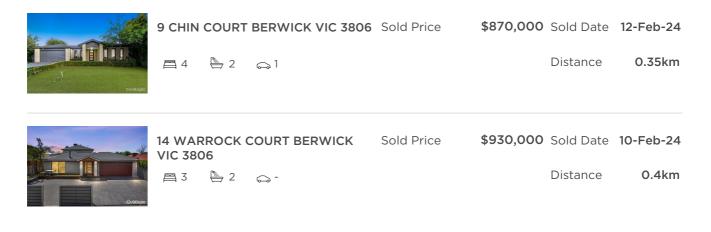


consumer.vic.gov.au

📀 OBrien Real Estate

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79 BEL 3806	LEVUE	DRIVE B	ERWICK VIC	Sold Price	<sup>RS</sup> \$862,500	Sold Date	13-Jun-24
<b>=</b> 3	2	<b>⊜</b> 2				Distance	0.46km

#### RS = Recent sale UN = Undisclosed Sale

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