

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

Period-from

01 Jun 2023

to

31 May 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



9 CHIN COURT BERWICK VIC 3806 Sold Price **\$870,000** Sold Date **12-Feb-24**

 4  2  1

Distance **0.35km**



14 WARROCK COURT BERWICK VIC 3806 Sold Price **\$930,000** Sold Date **10-Feb-24**

 3  2  -

Distance **0.4km**



79 BELLEVUE DRIVE BERWICK VIC 3806 Sold Price ^{RS} **\$862,500** Sold Date **13-Jun-24**

 3  2  2

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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