

## 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 SELKIRK COURT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$864,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2022

to

31 Jul 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
3 COLLINS CRESCENT BERWICK VIC 3806	\$710,000	16-May-23
39 CHEVIOT AVENUE BERWICK VIC 3806	\$709,300	01-Apr-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: 08 August 2023



**8 WILLSLIE CRESCENT BERWICK  
 VIC 3806**

 3  1  2

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

Distance **0.16km**



**3 COLLINS CRESCENT BERWICK  
 VIC 3806**

 3  1  2

Sold Price **\$710,000** Sold Date **16-May-23**

Distance **2.05km**



**39 CHEVIOT AVENUE BERWICK  
 VIC 3806**

 3  1  2

Sold Price **\$709,300** Sold Date **01-Apr-23**

Distance **0.35km**

RS = Recent sale      UN = Undisclosed Sale

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