

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

30 MASQUERADE ROAD 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

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

40 CARNIVAL BOULEVARD BERWICK VIC 3806	\$680,000	12-Oct-23
19 FAWKNER WALK CLYDE NORTH VIC 3978	\$670,000	07-Mar-24
224 CARNIVAL BOULEVARD BERWICK VIC 3806	\$739,900	28-Aug-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: 15 April 2024



**40 CARNIVAL BOULEVARD
BERWICK VIC 3806**

 4  3  2

Sold Price **\$680,000** Sold Date **12-Oct-23**

Distance **0.29km**



**19 FAWKNER WALK CLYDE
NORTH VIC 3978**

 3  2  2

Sold Price ^{RS} **\$670,000** Sold Date **07-Mar-24**

Distance **0.67km**



**224 CARNIVAL BOULEVARD
BERWICK VIC 3806**

 4  2  -

Sold Price **\$739,900** Sold Date **28-Aug-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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