

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 37 Coolabah Grove, Berwick, Vic 3806


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$760,000 & \$820,000

Median sale price

Median price \$855,000 Property type *House* Suburb Berwick

Period - From 01/10/2022 to 30/09/2023 Source  PropTrack

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 six 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
61 Avebury Drive, Berwick, VIC 3806	\$810,000	31/07/2023
7 Culmara Court, Berwick, VIC 3806	\$800,000	07/08/2023
87 Telford Drive, Berwick, VIC 3806	\$813,000	05/06/2023

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 six months.~~

This Statement of Information was prepared on: 16/10/2023