

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

5 DALPURA 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

\$1,045,000

&

\$1,149,500

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

| | | |
|---|-------------|-----------|
| 9 BETTINA COURT BERWICK VIC 3806 | \$1,120,000 | 30-Mar-23 |
| 66 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804 | \$1,111,000 | 05-Jun-23 |
| 44 SHELDON DRIVE BERWICK VIC 3806 | \$1,110,000 | 26-May-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: 03 August 2023



9 BETTINA COURT BERWICK VIC 3806

 4  2  2

Sold Price

\$1,120,000

Sold Date

30-Mar-23

Distance

2.83km



66 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804

 4  2  2

Sold Price

^{RS} **\$1,111,000**

Sold Date

05-Jun-23

Distance

1.91km



44 SHELDON DRIVE BERWICK VIC 3806

 4  2  2

Sold Price

^{RS} **\$1,110,000**

Sold Date

26-May-23

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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