

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 INNES 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

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2022

to

31 Aug 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

53 STREETON WAY BERWICK VIC 3806	\$890,000	30-Apr-23
11 HUDSON STREET BEACONSFIELD VIC 3807	\$885,000	17-Feb-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: 27 September 2023


53 STREETON WAY BERWICK VIC 3806

Sold Price

\$890,000

Sold Date

30-Apr-23
 3
  2
  2

Distance

0.41km

11 HUDSON STREET BEACONSFIELD VIC 3807

Sold Price

\$885,000

Sold Date

17-Feb-23
 3
  1
  3

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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