

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

7 ARAMON WAY 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Berwick

Period-from

01 May 2023

to

30 Apr 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

6 MARSHFLOWER CRESCENT CLYDE NORTH VIC 3978	\$850,000	14-Apr-24
4 AURA STREET CLYDE NORTH VIC 3978	\$780,000	18-Mar-24
30 KITE STREET CLYDE NORTH VIC 3978	\$800,000	24-Feb-24

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: 28 May 2024



6 MARSHFLOWER CRESCENT CLYDE NORTH VIC 3978

4 2 2

Sold Price

^{RS} **\$850,000**

Sold Date **14-Apr-24**

Distance **1.98km**



4 AURA STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$780,000

Sold Date **18-Mar-24**

Distance **1.33km**



30 KITE STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$800,000

Sold Date **24-Feb-24**

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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