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

8 BOREE 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	\$730,000	&	\$800,000
Median sale price				
(*Delete house or unit as applicable)				
	_		- · · · [_

Median Price	\$855,500	Prope	erty type		House	Suburb	Berwick
Period-from	01 Jan 2023	to	31 Dec 2	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
41 COOLABAH GROVE BERWICK VIC 3806	\$773,500	06-Sep-23
21 HOWITT COURT BERWICK VIC 3806	\$775,000	28-Nov-23
1 YATE MEWS BERWICK VIC 3806	\$840,000	01-Dec-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: 09 January 2024



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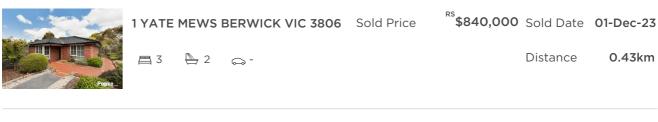


 41 COOLABAH GROVE BERWICK
 Sold Price
 \$773,500
 Sold Date
 06-Sep-23

 ∠ 3
 → 2
 → Distance
 0.63km



5	21 HOV 3806	viтт со	URT BERWICK VIC	Sold Price	^{RS} \$775,000	Sold Date	28-Nov-23
	a 3	2				Distance	0.4km





75 SHINNERS AVENUE NARRE WARREN VIC 3805		Sold Price	^{RS} \$791,500	Sold Date	23-Oct-23	
= 3	2	ç⇒ 2			Distance	1.19km



61 AVEBURY DRIVE BERWICK VIC		Sold Price	\$810,000	Sold Date	31-Jul-23	
	2	⇔ 2			Distance	1.27km

RS = Recent sale UN = Undisclosed Sale

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