

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 COONEY CLOSE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2022

to

30 Sep 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

8 HATTEN PLACE BERWICK VIC 3806	\$680,000	08-Sep-23
3 CLOCKTOWER COURT BERWICK VIC 3806	\$670,000	26-Aug-23
3 GIFFORD CLOSE BERWICK VIC 3806	\$625,000	07-Sep-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: 16 October 2023

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8 HATTEN PLACE BERWICK VIC 3806

Sold Price

^{RS} **\$680,000**

 Sold Date **08-Sep-23**
 3
  2
  2

 Distance **0.48km**

3 CLOCKTOWER COURT BERWICK VIC 3806

Sold Price

^{RS} **\$670,000**

 Sold Date **26-Aug-23**
 3
  2
  2

 Distance **0.74km**

3 GIFFORD CLOSE BERWICK VIC 3806

Sold Price

^{RS} **\$625,000**

 Sold Date **07-Sep-23**
 3
  2
  1

 Distance **0.85km**
RS = Recent sale

UN = Undisclosed Sale

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