

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 KERFERD STREET 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

\$1,250,000

&

\$1,350,000

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

3 CLENDON STREET BERWICK VIC 3806	\$1,250,000	11-Jul-23
10 STANHOPE AVENUE BERWICK VIC 3806	\$1,280,000	20-Sep-23
50 HILLGROVE CRESCENT BERWICK VIC 3806	\$1,330,000	22-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: 12 October 2023

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3 CLENDON STREET BERWICK VIC 3806 Sold Price ^{RS} **\$1,250,000** Sold Date **11-Jul-23**
 Distance **0.52km**
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10 STANHOPE AVENUE BERWICK VIC 3806 Sold Price ^{RS} **\$1,280,000** Sold Date **20-Sep-23**
 Distance **0.75km**
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50 HILLGROVE CRESCENT BERWICK VIC 3806 Sold Price **\$1,330,000** Sold Date **22-May-23**
 Distance **0.89km**
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RS = Recent sale **UN** = Undisclosed Sale

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