

## 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

9 BELLE CIRCUIT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Berwick

Period-from

01 Jan 2023

to

31 Dec 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

2 ANGELIQUE STREET BERWICK VIC 3806	\$1,152,000	13-Dec-23
13 TENNYSON CLOSE BERWICK VIC 3806	\$1,080,000	16-Sep-23
6 GLASSHOUSE COURT BERWICK VIC 3806	\$1,070,000	06-Oct-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: 15 January 2024

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**2 ANGELIQUE STREET BERWICK  
VIC 3806**

 5  2  3

Sold Price

<sup>RS</sup> **\$1,152,000**

Sold Date

**13-Dec-23**

Distance

**0.2km**



**13 TENNYSON CLOSE BERWICK  
VIC 3806**

 4  3  2

Sold Price

**\$1,080,000**

Sold Date

**16-Sep-23**

Distance

**0.44km**



**6 GLASSHOUSE COURT BERWICK  
VIC 3806**

 4  2  2

Sold Price

**\$1,070,000**

Sold Date

**06-Oct-23**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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