

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 DANIHER 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2023

to

31 May 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

2 LILY VALE CLOSE BERWICK VIC 3806	\$716,000	18-May-24
11 EMMA COURT BERWICK VIC 3806	\$718,000	31-Jan-24
13 DANIHER CLOSE BERWICK VIC 3806	\$700,000	22-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: 04 June 2024

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**2 LILY VALE CLOSE BERWICK VIC
3806**

Sold Price

RS

\$716,000

Sold Date

18-May-24 3 1 2

Distance

1.46km**11 EMMA COURT BERWICK VIC
3806**

Sold Price

\$718,000

Sold Date

31-Jan-24 3 1 1

Distance

1.99km**13 DANIHER CLOSE BERWICK VIC
3806**

Sold Price

\$700,000

Sold Date

22-Dec-23 3 1 2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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