

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 ELS COURT, BERWICK, VIC 3806

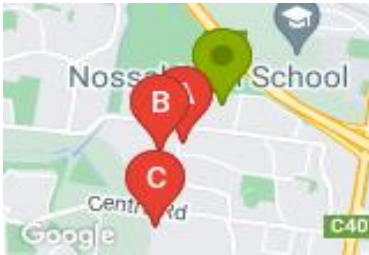
4 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$845,000 to \$895,000**

Provided by: Vanessa Karadeas , Ray White Berwick

## MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

**\$842,500**

01 July 2023 to 30 September 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



126 BELLEVUE DR, BERWICK, VIC 3806

4 2 2

Sale Price

**\$850,000**

Sale Date: 01/08/2023

Distance from Property: 363m



6 EGLINTON CL, BERWICK, VIC 3806

4 2 6

Sale Price

**\$855,000**

Sale Date: 17/10/2023

Distance from Property: 514m



24 TULK ST, BERWICK, VIC 3806

4 2 2

Sale Price

**\$855,000**

Sale Date: 24/08/2023

Distance from Property: 974m

This report has been compiled on 21/11/2023 by Ray White Berwick. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

9 ELS COURT, BERWICK, VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$845,000 to \$895,000

### Median sale price

Median price \$842,500

Property type

House

Suburb

BERWICK

Period 01 July 2023 to 30 September 2023

Source

 pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable

#### Price

#### Date of sale

126 BELLEVUE DR, BERWICK, VIC 3806	\$850,000	01/08/2023
6 EGLINTON CL, BERWICK, VIC 3806	\$855,000	17/10/2023
24 TULK ST, BERWICK, VIC 3806	\$855,000	24/08/2023

This Statement of Information was prepared

21/11/2023