

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 VILLAWOOD PLACE 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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

3 AVEBURY DRIVE BERWICK VIC 3806	\$925,000	18-Oct-23
6 COWPER RISE BERWICK VIC 3806	\$910,000	21-Nov-23
20 LORIKEET DRIVE BERWICK VIC 3806	\$965,000	09-Jan-24

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: 05 March 2024

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3 AVEBURY DRIVE BERWICK VIC 3806

Sold Price

\$925,000

Sold Date

18-Oct-23

3 2 2

Distance

1.52km



6 COWPER RISE BERWICK VIC 3806

Sold Price

^{RS} **\$910,000**

Sold Date

21-Nov-23

3 2 2

Distance

1.87km



20 LORIKEET DRIVE BERWICK VIC 3806

Sold Price

\$965,000

Sold Date

09-Jan-24

3 2 -

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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