

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

51 BOUNTY WAY 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2022

to

31 Jan 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

6 TURELLA CLOSE BERWICK VIC 3806	\$740,000	22-Nov-22
3 SYCAMORE COURT NARRE WARREN SOUTH VIC 3805	\$734,500	04-Nov-22
11 GLENN ERIN WAY BERWICK VIC 3806	\$712,000	22-Nov-22

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: 21 February 2023



6 TURELLA CLOSE BERWICK VIC 3806

Sold Price

\$740,000

Sold Date

22-Nov-22
 4

 2

 1

Distance

1.21km


3 SYCAMORE COURT NARRE WARREN SOUTH VIC 3805

Sold Price

\$734,500

Sold Date

04-Nov-22
 4

 2

 2

Distance

1.21km


11 GLENN ERIN WAY BERWICK VIC 3806

Sold Price

\$712,000

Sold Date

22-Nov-22
 4

 2

 2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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