

## 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

108 Moondarra Drive 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Berwick

Period-from

01 Oct 2020

to

30 Sep 2021

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

10 Marija Crescent Berwick VIC 3806	\$878,000	31-Jul-21
26 The Esplanade Narre Warren South VIC 3805	\$850,000	21-Aug-21
83 Skyline Way Berwick VIC 3806	\$820,000	04-Sep-21

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 October 2021

<p><b>Private Inspections Available</b></p> <p>All inspections are by appointment only. You MUST call the agent directly to arrange a private inspection at the advertised time to comply with our State government guidelines and density limits.</p> <p><b>INSPECTION POLICY</b></p> <ul style="list-style-type: none"> <li>Bookings are essential. No bookings are over 7 days.</li> <li>You must arrive on the day with the keys to the property.</li> <li>Visitors must be present at all times. No entry, no entry.</li> <li>Please keep all visitors to the property to a minimum.</li> </ul> <p>Our agents will provide hand sanitiser at every inspection and will follow the physical distancing rules to protect others.</p> <p>We thank you for your cooperation.</p> <p><b>BarryPlant</b></p> <p>Berwick   Preston   Dandenong</p> <p>Jul 21</p>	<b>10 Marija Crescent Berwick VIC 3806</b>	Sold Price	<b>\$878,000</b>	Sold Date	<b>31-Jul-21</b>
	 4  2  2			Distance	<b>0.31km</b>
	<b>26 The Esplanade Narre Warren South VIC 3805</b>	Sold Price	<sup>RS</sup> <b>\$850,000</b>	Sold Date	<b>21-Aug-21</b>
	 4  2  2			Distance	<b>0.65km</b>
	<b>83 Skyline Way Berwick VIC 3806</b>	Sold Price	<b>\$820,000</b>	Sold Date	<b>04-Sep-21</b>
	 4  2  2			Distance	<b>0.81km</b>

RS = Recent sale

UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.