

## 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

5 CARRINGTON PLACE 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

\$895,000

&

\$955,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$887,306

Property type

House

Suburb

Berwick

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 13 EMERSON COURT BERWICK VIC 3806        | \$955,000 | 19-Apr-22 |
| 17 NIGHTINGALE CRESCENT BERWICK VIC 3806 | \$900,000 | 02-Jun-22 |
| 29 BUSHLARK COURT BERWICK VIC 3806       | \$912,000 | 20-Aug-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: 04 October 2022


**13 EMERSON COURT BERWICK VIC 3806**

Sold Price

**\$955,000**

Sold Date

**19-Apr-22**
 4
 2
 2

Distance

**0.64km**

**17 NIGHTINGALE CRESCENT  
BERWICK VIC 3806**

Sold Price

**\$900,000**

Sold Date

**02-Jun-22**
 4
 2
 2

Distance

**1.03km**

**29 BUSHLARK COURT BERWICK  
VIC 3806**

Sold Price

<sup>RS</sup> **\$912,000**

Sold Date

**20-Aug-22**
 4
 2
 2

Distance

**1.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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