

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

2 STEFAN DRIVE 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

\$780,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 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

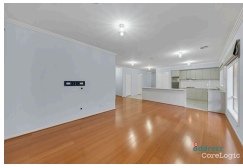
Date of sale

3 RUBINA COURT BERWICK VIC 3806	\$878,000	31-Jul-24
2 CINDY COURT BERWICK VIC 3806	\$805,000	16-Jul-24
13 ASHFIELD DRIVE BERWICK VIC 3806	\$800,000	23-Oct-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: 11 December 2024



3 RUBINA COURT BERWICK VIC 3806

4 2 2

Sold Price

\$878,000

Sold Date

31-Jul-24

Distance

0.1km



2 CINDY COURT BERWICK VIC 3806

4 2 2

Sold Price

\$805,000

Sold Date

16-Jul-24

Distance

0.41km



13 ASHFIELD DRIVE BERWICK VIC 3806

3 2 3

Sold Price

^{RS} **\$800,000** ^{UN}

Sold Date

23-Oct-24

Distance

0.59km



1 KURNWILL PLACE BERWICK VIC 3806

4 2 2

Sold Price

^{RS} **\$920,000**

Sold Date

14-Oct-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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