

## 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

3 Illowra Court 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

\$638,000

&

\$698,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,500

Property type

Land

Suburb

Berwick

Period-from

01 Jul 2020

to

30 Jun 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

1 Magdalena Place Berwick VIC 3806	\$640,000	11-Jun-21
10 Magdalena Place Berwick VIC 3806	\$702,000	21-May-21
19 Sharpe Court Berwick VIC 3806	\$611,000	22-Jun-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: 20 July 2021



**1 Magdalena Place Berwick VIC 3806**

3 1 2

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**11-Jun-21**

Distance

**0.54km**



**10 Magdalena Place Berwick VIC 3806**

3 1 2

Sold Price

<sup>RS</sup> **\$702,000**

Sold Date

**21-May-21**

Distance

**0.58km**



**19 Sharpe Court Berwick VIC 3806**

3 1 2

Sold Price

<sup>RS</sup> **\$611,000**

Sold Date

**22-Jun-21**

Distance

**4.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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