

## 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

13 County 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 17 Carluke Close Berwick VIC 3806     | \$575,000 | 01-Jul-20 |
| 26 Pioneer Court Berwick VIC 3806     | \$590,000 | 29-Jun-20 |
| 20 Willslie Crescent Berwick VIC 3806 | \$580,000 | 18-Apr-20 |

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: 19 November 2020



**17 Carluke Close Berwick VIC 3806** Sold Price **\$575,000** Sold Date **01-Jul-20**

 3  1  4

Distance **0.28km**



**26 Pioneer Court Berwick VIC 3806** Sold Price **\$590,000** Sold Date **29-Jun-20**

 3  2  2

Distance **0.29km**



**20 Willsie Crescent Berwick VIC 3806** Sold Price **\$580,000** Sold Date **18-Apr-20**

 3  1  2

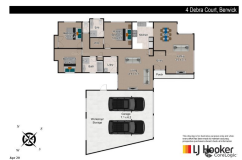
Distance **0.43km**



**4 Hollydale Close Berwick VIC 3806** Sold Price **\$647,786** Sold Date **25-Jul-20**

 3  2  2

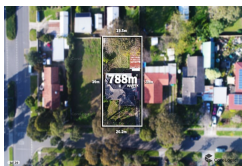
Distance **0.1km**



**4 Debra Court Berwick VIC 3806** Sold Price **\$544,000** Sold Date **11-Apr-20**

 3  2  2

Distance **0.32km**



**3 Carluke Close Berwick VIC 3806** Sold Price **\$525,000** Sold Date **18-Jul-20**

 3  2  2

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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**7 Carluke Close Berwick VIC 3806**

Sold Price

**\$493,000**

Sold Date

**27-Jun-20**

 3

 1

 3

Distance

**0.37km**



**1 Melrose Court Berwick VIC 3806**

Sold Price

**\$607,000**

Sold Date

**10-Sep-20**

 3

 1

 4

Distance

**0.42km**



**1 St Boswells Avenue Berwick VIC 3806**

Sold Price

**\$645,000**

Sold Date

**15-Jul-20**

 3

 1

 1

Distance

**0.51km**



**31 St Boswells Avenue Berwick VIC 3806**

Sold Price

**\$640,000**

Sold Date

**15-Jun-20**

 4

 2

 2

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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