

## 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

6 Pendulum 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2020

to

31 Jan 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 Clocktower Court Berwick VIC 3806	\$645,000	01-Dec-20
12 Souhail Court Berwick VIC 3806	\$665,000	19-Nov-20
13 Sharpe Court Berwick VIC 3806	\$630,000	01-Dec-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: 02 February 2021



### 1 Clocktower Court Berwick VIC 3806

Sold Price

**\$645,000**

Sold Date

**01-Dec-20**
 3

 2

 2

Distance

**0.13km**


### 12 Souhail Court Berwick VIC 3806

Sold Price

**\$665,000**

Sold Date

**19-Nov-20**
 4

 2

 2

Distance

**0.46km**


### 13 Sharpe Court Berwick VIC 3806

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**01-Dec-20**
 4

 2

 1

Distance

**0.26km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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