

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

9 MATHESON COURT 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

\$830,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2021

to

31 May 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

1 WERONA COURT BERWICK VIC 3806	\$855,000	02-Apr-22
7 WERONA COURT BERWICK VIC 3806	\$858,000	24-Apr-22
7 CALEDONIA COURT BERWICK VIC 3806	\$875,000	28-Mar-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: 06 June 2022



1 WERONA COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$855,000

Sold Date **02-Apr-22**

Distance **0.27km**



7 WERONA COURT BERWICK VIC 3806

 4  2  2

Sold Price

\$858,000

Sold Date **24-Apr-22**

Distance **0.34km**



7 CALEDONIA COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$875,000

Sold Date **28-Mar-22**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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