

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

7 ANGELIQUE STREET 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

\$940,000

&

\$1,034,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 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

8 LAURADAN AVENUE BERWICK VIC 3806	\$1,015,000	21-Nov-24
11 HONEY COURT BERWICK VIC 3806	\$1,040,000	20-Dec-24
6 LAKESIDE DRIVE BERWICK VIC 3806	\$990,000	13-Sep-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: 17 January 2025



**8 LAURADAN AVENUE BERWICK
VIC 3806**

5 2 2

Sold Price ^{RS} **\$1,015,000** Sold Date **21-Nov-24**

Distance **0.24km**



**11 HONEY COURT BERWICK VIC
3806**

3 2 2

Sold Price ^{RS} **\$1,040,000** ^{UN} Sold Date **20-Dec-24**

Distance **0.41km**



**6 LAKESIDE DRIVE BERWICK VIC
3806**

4 2 2

Sold Price **\$990,000** Sold Date **13-Sep-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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