

## 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

10 BISHOP PLACE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2021

to

31 Oct 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

5 GLADE COURT BERWICK VIC 3806	\$872,500	13-Sep-22
7 PREMIER DRIVE BERWICK VIC 3806	\$940,000	14-Jun-22
14 NUTMEG CLOSE BERWICK VIC 3806	\$910,000	15-Jun-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: 29 November 2022


**5 GLADE COURT BERWICK VIC  
3806**
 4  2  2

Sold Price

**\$872,500**

Sold Date

**13-Sep-22**

Distance

**0.5km**

**7 PREMIER DRIVE BERWICK VIC  
3806**
 4  2  2

Sold Price

**\$940,000**

Sold Date

**14-Jun-22**

Distance

**0.89km**

**14 NUTMEG CLOSE BERWICK VIC  
3806**
 4  2  2

Sold Price

**\$910,000**

Sold Date

**15-Jun-22**

Distance

**1.17km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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