

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

1 ASTRID 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Berwick

Period-from

01 May 2023

to

30 Apr 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

1 CLOVER CLOSE BERWICK VIC 3806	\$1,300,000	04-Mar-24
11 GOODALL COURT BERWICK VIC 3806	\$1,330,000	20-Feb-24
1A AYR COURT BERWICK VIC 3806	\$1,370,000	07-May-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: 29 May 2024



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**1 CLOVER CLOSE BERWICK VIC
3806**

4 2 2

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **04-Mar-24**

Distance **1.58km**



**11 GOODALL COURT BERWICK VIC
3806**

4 2 5

Sold Price **\$1,330,000** Sold Date **20-Feb-24**

Distance **1.99km**



1A AYR COURT BERWICK VIC 3806

4 2 2

Sold Price ^{RS} **\$1,370,000** Sold Date **07-May-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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