

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 BELLE CIRCUIT 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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

7 OSBORN COURT BERWICK VIC 3806	\$1,050,000	29-Feb-24
24 SAUL AVENUE BERWICK VIC 3806	\$1,000,000	16-Oct-23
14 OCONNELL STREET BERWICK VIC 3806	\$1,040,000	16-Jan-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.~~

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7 OSBORN COURT BERWICK VIC 3806

Sold Price ^{RS} **\$1,050,000** Sold Date **29-Feb-24**

 4  2  2

Distance **0.76km**



24 SAUL AVENUE BERWICK VIC 3806

Sold Price **\$1,000,000** Sold Date **16-Oct-23**

 4  2  2

Distance **0.61km**



14 OCONNELL STREET BERWICK VIC 3806

Sold Price **\$1,040,000** Sold Date **16-Jan-24**

 4  2  2

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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