

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 Confait 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2020

to

30 Jun 2021

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 Roxby Court Berwick VIC 3806	\$828,000	05-Jun-21
8 Allunga Parade Berwick VIC 3806	\$824,000	25-May-21
20 Wimmera Court Berwick VIC 3806	\$760,000	07-Jul-21

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: 14 July 2021



5 Roxby Court Berwick VIC 3806

Sold Price

^{RS}

\$828,000

Sold Date

05-Jun-21



3



2



2

Distance

0.59km



8 Allunga Parade Berwick VIC 3806

Sold Price

^{RS}

\$824,000

Sold Date

25-May-21



3



2



2

Distance

1.05km



20 Wimmera Court Berwick VIC 3806

Sold Price

^{RS}

\$760,000

^{UN}

Sold Date

07-Jul-21



3



2



2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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