

## 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

29 BUSHLARK COURT BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,800

Property type

House

Suburb

Berwick

Period-from

01 Aug 2021

to

31 Jul 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

9 MATHESON COURT BERWICK VIC 3806	\$870,000	09-Jun-22
31 LAWRENCE DRIVE BERWICK VIC 3806	\$930,000	19-Jul-22
10 WERONA COURT BERWICK VIC 3806	\$980,000	06-Mar-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: 09 August 2022



### 9 MATHESON COURT BERWICK VIC 3806

4 2 2

Sold Price

<sup>RS</sup>

**\$870,000**

Sold Date

**09-Jun-22**

Distance

**0.1km**



### 31 LAWRENCE DRIVE BERWICK VIC 3806

4 2 2

Sold Price

<sup>RS</sup>

**\$930,000**

Sold Date

**19-Jul-22**

Distance

**0.4km**



### 10 WERONA COURT BERWICK VIC 3806

4 2 2

Sold Price

**\$980,000**

Sold Date

**06-Mar-22**

Distance

**0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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