

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

23 CEDARWOOD CRESCENT 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

\$935,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,806

Property type

House

Suburb

Berwick

Period-from

01 Apr 2022

to

31 Mar 2023

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

23 GLENVIEW RISE BERWICK VIC 3806	\$1,000,000	23-Jan-23
24 RIVIERA DRIVE BERWICK VIC 3806	\$990,000	14-Feb-23
122 MOONDARRA DRIVE BERWICK VIC 3806	\$955,000	17-Feb-23

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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23 GLENVIEW RISE BERWICK VIC 3806

Sold Price

\$1,000,000

Sold Date

23-Jan-23

 4  2  2

Distance

1.27km



24 RIVIERA DRIVE BERWICK VIC 3806

Sold Price

\$990,000

Sold Date

14-Feb-23

 4  2  2

Distance

1.47km



122 MOONDARRA DRIVE BERWICK VIC 3806

Sold Price

^{RS} **\$955,000**

Sold Date

17-Feb-23

 4  2  2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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