

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

9 Souhail 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2018

to

30 Nov 2019

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





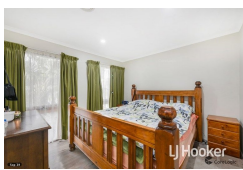



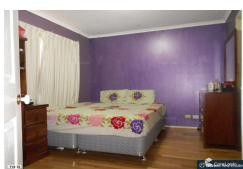



Date of sale

| | | |
|------------------------------------|-----------|-----------|
| 1 Balmaceda Court Berwick VIC 3806 | \$517,000 | 09-Jul-19 |
| 14 Marida Court Berwick VIC 3806 | \$575,000 | 16-Sep-19 |
| 14 Harmon Close Berwick VIC 3806 | \$550,000 | 29-Sep-19 |

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: 02 December 2019

| | | |
|---|--|--|
|  | 1 Balmaceda Court Berwick VIC 3806  3  2  2 | Sold Price \$517,000 Sold Date 09-Jul-19 Distance 0.29km |
|  | 14 Marida Court Berwick VIC 3806  3  2  2 | Sold Price \$575,000 Sold Date 16-Sep-19 Distance 0.76km |
|  | 14 Harmon Close Berwick VIC 3806  3  2  1 | Sold Price \$550,000 Sold Date 29-Sep-19 Distance 0.86km |

RS = Recent sale UN = Undisclosed Sale

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