

## 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

5 WIRRABARRA PLACE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2022

to

31 Oct 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

5 EUROA AVENUE BERWICK VIC 3806	\$685,000	09-Aug-23
9 SONG STREET NARRE WARREN VIC 3805	\$685,000	16-Aug-23
1 KOORANG PLACE BERWICK VIC 3806	\$670,000	16-Jun-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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**5 EUROA AVENUE BERWICK VIC 3806**

Sold Price

**\$685,000**

Sold Date **09-Aug-23**

 3  1  2

Distance **0.79km**



**9 SONG STREET NARRE WARREN VIC 3805**

Sold Price

Sold Date **16-Aug-23**

 3  1  2

Distance **0.91km**



**1 KOORANG PLACE BERWICK VIC 3806**

Sold Price

**\$670,000**

Sold Date **16-Jun-23**

 3  2  1

Distance **1.12km**

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

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