

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 COOLONG AVENUE 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

\$625,000

&

\$670,000

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

33 LYDIA MARY DRIVE BERWICK VIC 3806	\$633,000	14-Feb-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.

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OBrien Real Estate

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**33 LYDIA MARY DRIVE BERWICK
VIC 3806**

Sold Price

\$633,000

Sold Date

14-Feb-22

2

1

1

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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