

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 Orsino Place 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2020

to

31 Oct 2021

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

12 Sarah-Louise Place Berwick VIC 3806	\$783,000	23-Nov-21
3 Mowbray Court Berwick VIC 3806	\$775,000	07-Oct-21
14 Eglinton Close Berwick VIC 3806	\$745,000	21-Sep-21

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: 29 November 2021



12 Sarah-Louise Place Berwick VIC 3806

Sold Price

^{RS}

\$783,000

Sold Date

23-Nov-21



4



2



2

Distance

0.28km



3 Mowbray Court Berwick VIC 3806

Sold Price

^{RS}

\$775,000

Sold Date

07-Oct-21



4



2



2

Distance

0.35km



14 Eglinton Close Berwick VIC 3806

Sold Price

\$745,000

Sold Date

21-Sep-21



3



2



2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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