

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

12 NANGWARRY 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

Property type

Land

Suburb

Berwick

Period-from

01 Nov 2021

to

31 Oct 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

5 KONAC COURT BERWICK VIC 3806	\$655,500	18-Jul-22
14B TENANDRA COURT BERWICK VIC 3806	\$667,000	26-Aug-22
2 YERAMBA RETREAT BERWICK VIC 3806	\$685,000	17-Oct-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.~~

This Statement of Information was prepared on: 22 November 2022


5 KONAC COURT BERWICK VIC 3806
 3  2  -

Sold Price

\$655,500

Sold Date

18-Jul-22

Distance

0.09km

14B TENANDRA COURT BERWICK VIC 3806
 3  2  1

Sold Price

\$667,000

Sold Date

26-Aug-22

Distance

0.12km

2 YERAMBA RETREAT BERWICK VIC 3806
 2  1  3

Sold Price

\$685,000

Sold Date

17-Oct-22

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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