

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

3 FARNBOROUGH WAY 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 May 2022

to

30 Apr 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 CASANDRA COURT BERWICK VIC 3806	\$1,322,000	16-Jan-23
11 DUKE STREET BERWICK VIC 3806	\$1,270,000	30-Jan-23
2 VIEWBRIDGE CLOSE BERWICK VIC 3806	\$1,257,500	01-Dec-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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**5 CASANDRA COURT BERWICK
VIC 3806**

 4  2  2

Sold Price **\$1,322,000** Sold Date **16-Jan-23**

Distance **2.2km**



**11 DUKE STREET BERWICK VIC
3806**

 4  2  3

Sold Price **\$1,270,000** Sold Date **30-Jan-23**

Distance **2.24km**



**2 VIEWBRIDGE CLOSE BERWICK
VIC 3806**

 4  2  3

Sold Price **\$1,257,500** Sold Date **01-Dec-22**

Distance **2.32km**

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

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