

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

7 BURNDEN CLOSE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2022

to

28 Feb 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

8 GLENN ERIN WAY BERWICK VIC 3806	\$660,000	05-Feb-23
163 HOMESTEAD ROAD BERWICK VIC 3806	\$735,000	15-Feb-23
110A GOLF LINKS ROAD BERWICK VIC 3806	\$688,000	04-Jan-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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8 GLENN ERIN WAY BERWICK VIC 3806

Sold Price

^{RS} **\$660,000** Sold Date **05-Feb-23**

3 2 1

Distance **0.19km**



163 HOMESTEAD ROAD BERWICK VIC 3806

Sold Price

^{RS} **\$735,000** Sold Date **15-Feb-23**

4 2 2

Distance **0.59km**



110A GOLF LINKS ROAD BERWICK VIC 3806

Sold Price

^{RS} **\$688,000** Sold Date **04-Jan-23**

3 2 2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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