

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 EMERSON 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2021

to

31 Aug 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

10 HIBBERD COURT BERWICK VIC 3806	\$1,300,000	24-Jul-22
21 SITTELLA DRIVE BERWICK VIC 3806	\$1,300,000	22-Aug-22
3 CAMDON GARDENS BERWICK VIC 3806	\$1,300,000	18-May-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: 12 September 2022



10 HIBBERD COURT BERWICK VIC 3806

Sold Price

^{RS} **\$1,300,000**

Sold Date

24-Jul-22



4



2



3

Distance

0.12km



21 SITTELLA DRIVE BERWICK VIC 3806

Sold Price

Sold Date

22-Aug-22



4



2



3

Distance

0.68km



3 CAMDON GARDENS BERWICK VIC 3806

Sold Price

\$1,300,000

Sold Date

18-May-22



5



3



2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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