

## 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

5 Confait Court Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2019

to

30 Sep 2020

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











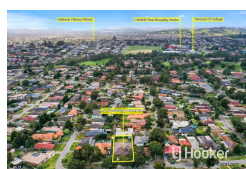



Date of sale

24 Yaldara Drive Berwick VIC 3806	\$842,000	03-May-20
58 Quarry Hills Drive Berwick VIC 3806	\$840,000	17-May-20
12 Coolong Avenue Berwick VIC 3806	\$840,000	24-Sep-20

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: 09 October 2020

<p><b>Private inspection policy.</b></p> <p>To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.</p> <div> <div>  <p>2 people per party Please remain seated only.</p> </div> <div>  <p>No touching Please refrain from touching anything during the inspection.</p> </div> <div>  <p>Social distancing Please stay well and person at all times.</p> </div> </div> <p><small>Please do not enter if you have:</small></p> <ol style="list-style-type: none"> <li>1. A fever or cough</li> <li>2. A recent visit to a hospital or nursing home</li> <li>3. A recent visit to a care home</li> <li>4. A recent visit to a long-term care facility</li> <li>5. A recent visit to a residential care facility</li> <li>6. A recent visit to a residential care facility</li> <li>7. A recent visit to a residential care facility</li> <li>8. A recent visit to a residential care facility</li> <li>9. A recent visit to a residential care facility</li> <li>10. A recent visit to a residential care facility</li> </ol> <p><small>CoreLogic</small></p>	<b>24 Yaldara Drive Berwick VIC 3806</b>	Sold Price	<b>\$842,000</b>	Sold Date <b>03-May-20</b>
	 4  2  2			Distance <b>0.14km</b>
	<b>58 Quarry Hills Drive Berwick VIC 3806</b>	Sold Price	<b>\$840,000</b>	Sold Date <b>17-May-20</b>
	 4  2  2			Distance <b>0.82km</b>
	<b>12 Coolong Avenue Berwick VIC 3806</b>	Sold Price	<sup>RS</sup> <b>\$840,000</b>	Sold Date <b>24-Sep-20</b>
	 4  2  3			Distance <b>1.2km</b>

RS = Recent sale

UN = Undisclosed Sale

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