

## 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

2 CADELL PLACE 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

\$860,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2023

to

31 Oct 2024

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

1 KURNWILL PLACE BERWICK VIC 3806	\$920,000	14-Oct-24
3 RUBINA COURT BERWICK VIC 3806	\$878,000	31-Jul-24
5 EDGBASTON CIRCUIT BERWICK VIC 3806	\$885,000	05-Sep-24

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: 21 November 2024



**1 KURNWILL PLACE BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$920,000**

Sold Date

**14-Oct-24**

 4  2  2

Distance

**0.21km**



**3 RUBINA COURT BERWICK VIC 3806**

Sold Price

**\$878,000**

Sold Date

**31-Jul-24**

 4  2  2

Distance

**0.62km**



**5 EDGBASTON CIRCUIT BERWICK VIC 3806**

Sold Price

**\$885,000**

Sold Date

**05-Sep-24**

 4  2  2

Distance

**1.94km**

RS = Recent sale

UN = Undisclosed Sale

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