

## 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

9/3 RUTLAND ROAD BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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

|  |           |           |
|--|-----------|-----------|
| 2/5 CHILTERN COURT BERWICK VIC 3806    | \$600,000 | 13-Nov-23 |
| 20A ARGYLE COURT BERWICK VIC 3806      | \$610,000 | 20-Oct-23 |
| 3/37 MANSFIELD STREET BERWICK VIC 3806 | \$600,000 | 29-Nov-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.

This Statement of Information was prepared on: 20 March 2024

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**2/5 CHILTERN COURT BERWICK  
VIC 3806**

Sold Price

**\$600,000**

Sold Date

**13-Nov-23**

2

1

1

Distance

**1.21km**

**20A ARGYLE COURT BERWICK VIC  
3806**

Sold Price

**\$610,000**

Sold Date

**20-Oct-23**

2

1

1

Distance

**2.16km**

**3/37 MANSFIELD STREET  
BERWICK VIC 3806**

Sold Price

**\$600,000**

Sold Date

**29-Nov-23**

2

1

1

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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