

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

8 BREE 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$898,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2021

to

30 Sep 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

| | | |
|-----------------------------------|-----------|-----------|
| 5 BENNY PLACE BERWICK VIC 3806 | \$710,000 | 03-Jun-22 |
| 14 KELBURN ROAD BERWICK VIC 3806 | \$726,000 | 14-May-22 |
| 19 HARWOOD COURT BERWICK VIC 3806 | \$750,000 | 12-Jun-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: 25 October 2022



OBrien Real Estate

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5 BENNY PLACE BERWICK VIC 3806

Sold Price

\$710,000

Sold Date

03-Jun-22



3



2



2

Distance

0.42km



14 KELBURN ROAD BERWICK VIC 3806

Sold Price

\$726,000

Sold Date

14-May-22



3



2



2

Distance

0.48km



19 HARWOOD COURT BERWICK VIC 3806

Sold Price

\$750,000

Sold Date

12-Jun-22



3



2



2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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