

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 BROOKFIELD 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 2023

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

1/44 SUNNYSIDE DRIVE BERWICK VIC 3806	\$625,000	18-Apr-23
20A HOWITT COURT BERWICK VIC 3806	\$640,000	18-Jan-23
5 COOLONG AVENUE BERWICK VIC 3806	\$648,000	20-Sep-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: 01 June 2023



**1/44 SUNNYSIDE DRIVE BERWICK
VIC 3806**

Sold Price

^{RS}

\$625,000

Sold Date

18-Apr-23



2



1



1

Distance

1.12km



**20A HOWITT COURT BERWICK VIC
3806**

Sold Price

\$640,000

Sold Date

18-Jan-23



3



1



1

Distance

1.71km



**5 COOLONG AVENUE BERWICK
VIC 3806**

Sold Price

\$648,000

Sold Date

20-Sep-22



2



1



1

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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