

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

3 CASHMERE CRESCENT 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Berwick

Period-from

01 May 2023

to

30 Apr 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

8 CARRICK PLACE BERWICK VIC 3806	\$870,000	06-Mar-24
3 ALBRECHT AVENUE BERWICK VIC 3806	\$865,000	28-May-24
3 AKITA COURT BERWICK VIC 3806	\$897,000	10-May-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.

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8 CARRICK PLACE BERWICK VIC 3806

Sold Price

^{RS}

\$870,000

Sold Date

06-Mar-24

 3

 2

 2

Distance

0.32km



3 ALBRECHT AVENUE BERWICK VIC 3806

Sold Price

^{RS}

\$865,000

Sold Date

28-May-24

 3

 2

 2

Distance

0.57km



3 AKITA COURT BERWICK VIC 3806

Sold Price

^{RS}

\$897,000

Sold Date

10-May-24

 3

 2

 -

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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