

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

5 Maltby 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

\$890,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2021

to

28 Feb 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

4 Cory Place Berwick VIC 3806	\$890,000	04-Oct-21
16 Ellesse Way Berwick VIC 3806	\$948,888	14-Dec-21
30 Northgate Drive Berwick VIC 3806	\$918,000	12-Feb-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: 03 March 2022

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4 Cory Place Berwick VIC 3806

Sold Price **\$890,000** Sold Date **04-Oct-21**

4 2 2

Distance **0.5km**



16 Ellesse Way Berwick VIC 3806

Sold Price **\$948,888** Sold Date **14-Dec-21**

4 2 2

Distance **0.55km**



30 Northgate Drive Berwick VIC 3806

Sold Price ^{RS} **\$918,000** Sold Date **12-Feb-22**

4 2 2

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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