

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 Nangwarry 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2018

to

31 Oct 2019

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

7 Culmara Court Berwick VIC 3806	\$540,000	23-Oct-19
10 Bowen Court Berwick VIC 3806	\$525,000	26-May-19
14 Collins Crescent Berwick VIC 3806	\$550,000	17-May-19

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: 05 November 2019


7 Culmara Court Berwick VIC 3806

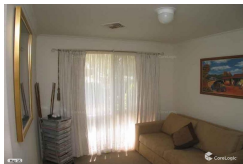
Sold Price

^{RS} **\$540,000** ^{UN}

Sold Date

23-Oct-19
 3
 1
 2

Distance

0.37km

10 Bowen Court Berwick VIC 3806

Sold Price

\$525,000

Sold Date

26-May-19
 3
 1
 3

Distance

0.44km

14 Collins Crescent Berwick VIC 3806

Sold Price

\$550,000

Sold Date

17-May-19
 3
 1
 2

Distance

1.76km
RS = Recent sale

UN = Undisclosed Sale

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