

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

4 MAYBURY 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2023

to

31 Oct 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

4 KINGSMERE DRIVE BERWICK VIC 3806	\$805,000	16-Oct-24
5 JACOB COURT BERWICK VIC 3806	\$880,000	08-Nov-24
44 CHIRNSIDE ROAD BERWICK VIC 3806	\$835,000	21-Nov-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.~~

This Statement of Information was prepared on: 27 November 2024



4 KINGSMERE DRIVE BERWICK VIC 3806 Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **16-Oct-24**
Distance **0.14km**

4 2 2



5 JACOB COURT BERWICK VIC 3806 Sold Price ^{RS} **\$880,000** Sold Date **08-Nov-24**
Distance **0.36km**

4 2 2



44 CHIRNSIDE ROAD BERWICK VIC 3806 Sold Price ^{RS} **\$835,000** Sold Date **21-Nov-24**
Distance **1.05km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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