

## 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

11 BELLE CIRCUIT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2021

to

31 Mar 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

9 CHASE BOULEVARD BERWICK VIC 3806	\$1,210,000	25-Oct-21
4 HAVERBRACK DRIVE BERWICK VIC 3806	\$1,200,000	25-Oct-21
7 VIEWBRIDGE CLOSE BERWICK VIC 3806	\$1,260,000	25-Oct-21

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: 09 April 2022



**9 CHASE BOULEVARD BERWICK  
VIC 3806**

 4  2  2

Sold Price

**\$1,210,000**

Sold Date

**25-Oct-21**

Distance

**0.24km**



**4 HAVERBRACK DRIVE BERWICK  
VIC 3806**

 4  2  2

Sold Price

**\$1,200,000**

Sold Date

**25-Oct-21**

Distance

-



**7 VIEWBRIDGE CLOSE BERWICK  
VIC 3806**

 4  2  2

Sold Price

**\$1,260,000**

Sold Date

**25-Oct-21**

Distance

-



**86 SKYLINE WAY BERWICK VIC  
3806**

 4  2  2

Sold Price

**\$1,180,000**

Sold Date

**26-Jan-22**

Distance

-



**40 HIGHVALE CRESCENT  
BERWICK VIC 3806**

 5  3  3

Sold Price

**\$1,285,000**

Sold Date

**18-Oct-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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