

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 BALANKA 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2022

to

31 Aug 2023

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

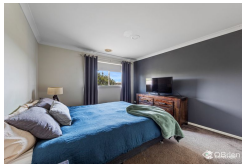
Date of sale

7 AMBROSE COURT BERWICK VIC 3806	\$1,200,000	05-Apr-23
27 MARLESFORD CRESCENT BERWICK VIC 3806	\$1,110,500	17-Jun-23
13 FERNCROFT COURT BERWICK VIC 3806	\$1,090,000	08-Jun-23

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: 21 September 2023



7 AMBROSE COURT BERWICK VIC 3806

Sold Price

\$1,200,000

Sold Date

05-Apr-23



4



2



3

Distance

0.39km



27 MARLESFORD CRESCENT BERWICK VIC 3806

Sold Price

\$1,110,500

Sold Date

17-Jun-23



4



2



2

Distance

0.49km



13 FERNCROFT COURT BERWICK VIC 3806

Sold Price

\$1,090,000

Sold Date

08-Jun-23



4



2



2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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