

## 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

1/11 HOOD COURT BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

1 DUNNELL RISE BERWICK VIC 3806	\$620,000	09-Apr-24
1/1 JANE STREET BERWICK VIC 3806	\$595,000	17-Nov-23
3/37 MANSFIELD STREET BERWICK VIC 3806	\$600,000	29-Nov-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.

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**1 DUNNELL RISE BERWICK VIC 3806**

 2  1  1

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **09-Apr-24**

Distance **0.28km**



**1/1 JANE STREET BERWICK VIC 3806**

 2  1  1

Sold Price

**\$595,000** Sold Date **17-Nov-23**

Distance **1.5km**



**3/37 MANSFIELD STREET BERWICK VIC 3806**

 2  1  1

Sold Price

**\$600,000** Sold Date **29-Nov-23**

Distance **1.01km**

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

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