

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 WERONA 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

\$840,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2021

to

28 Feb 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

4 HAGEN DRIVE BERWICK VIC 3806	\$855,000	20-Nov-21
45 AVEBURY DRIVE BERWICK VIC 3806	\$850,000	06-Oct-21
7 BRIGHTON RETREAT BERWICK VIC 3806	\$868,800	04-Mar-22

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: 18 March 2022



4 HAGEN DRIVE BERWICK VIC 3806

 4  2  3

Sold Price

\$855,000

Sold Date

20-Nov-21

Distance

0.55km



45 AVEBURY DRIVE BERWICK VIC 3806

 3  2  3

Sold Price

\$850,000

Sold Date

06-Oct-21

Distance

0.47km



7 BRIGHTON RETREAT BERWICK VIC 3806

 3  2  2

Sold Price

RS \$868,800

Sold Date

04-Mar-22

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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