

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

7 Caledonia 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

\$865,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2021

to

31 Jan 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

8 Silkwood Avenue Berwick VIC 3806	\$905,000	15-Nov-21
10 Wintersun Road Berwick VIC 3806	\$892,000	19-Oct-21
14 Wintersun Road Berwick VIC 3806	\$912,500	05-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: 28 February 2022



8 Silkwood Avenue Berwick VIC 3806

 4
  2
  4

Sold Price

\$905,000

Sold Date

15-Nov-21

Distance

0.34km



10 Wintersun Road Berwick VIC 3806

 4
  2
  2

Sold Price

\$892,000

Sold Date

19-Oct-21

Distance

0.44km



14 Wintersun Road Berwick VIC 3806

 4
  2
  2

Sold Price

\$912,500

Sold Date

05-Oct-21

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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