

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

9 CARRINGTON PLACE 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

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2023

to

31 May 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 ALASTAIR DRIVE BERWICK VIC 3806	\$1,035,000	12-Jan-24
18 HARMON CLOSE BERWICK VIC 3806	\$1,050,000	03-Apr-24
36 ROGERS CLOSE BERWICK VIC 3806	\$1,046,000	11-May-24

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: 26 June 2024

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**1 ALASTAIR DRIVE BERWICK VIC
3806**

 4  2  2

Sold Price

\$1,035,000

Sold Date

12-Jan-24

Distance

1.32km



**18 HARMON CLOSE BERWICK VIC
3806**

 4  2  2

Sold Price

\$1,050,000

Sold Date

03-Apr-24

Distance

2.77km



**36 ROGERS CLOSE BERWICK VIC
3806**

 4  2  2

Sold Price

^{RS} **\$1,046,000**

Sold Date

11-May-24

Distance

2.95km

RS = Recent sale

UN = Undisclosed Sale

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