

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

7/10-12 INNES 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 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

6 REID MEWS BERWICK VIC 3806	\$657,000	13-Apr-23
48/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$632,000	09-Mar-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: 20 June 2023

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6 REID MEWS BERWICK VIC 3806 Sold Price ^{RS} **\$657,000** ^{UN} Sold Date **13-Apr-23**

 3  2  2

Distance **0.49km**



48/18-26 MARLESFORD CRESCENT BERWICK VIC 3806 Sold Price **\$632,000** Sold Date **09-Mar-23**

 3  2  2

Distance **0.98km**

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

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