

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

5 Dryden 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

\$669,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2018

to

31 Oct 2019

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 Landra Court Berwick VIC 3806	\$700,000	18-May-19
10 Daventry Court Berwick VIC 3806	\$720,000	12-May-19
30 Jarryd Crescent Berwick VIC 3806	\$620,000	16-Apr-19

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: 12 November 2019


6 Landra Court Berwick VIC 3806

Sold Price

\$700,000

Sold Date

18-May-19
 4
 2
 2

Distance

0.27km

10 Daventry Court Berwick VIC 3806

Sold Price

\$720,000

Sold Date

12-May-19
 4
 2
 2

Distance

0.28km

30 Jarryd Crescent Berwick VIC 3806

Sold Price

\$620,000

Sold Date

16-Apr-19
 4
 2
 2

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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