

## 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

33 Caravan Parade Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 10 Augustus Drive Berwick VIC 3806 | \$600,000 | 22-Oct-21 |
| 11 Apsley Terrace Berwick VIC 3806 | \$626,527 | 11-Oct-21 |
| 26 Caravan Parade Berwick VIC 3806 | \$615,000 | 31-Aug-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: 04 November 2021



**10 Augustus Drive Berwick VIC 3806**

 3  1  1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**22-Oct-21**

Distance

**2.39km**



**11 Apsley Terrace Berwick VIC 3806**

 3  2  1

Sold Price

<sup>RS</sup> **\$626,527**

Sold Date

**11-Oct-21**

Distance

**3.67km**



**26 Caravan Parade Berwick VIC 3806**

 4  2  2

Sold Price

**\$615,000**

Sold Date

**31-Aug-21**

Distance

**0.06km**



**2 Jacob Court Berwick VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup> **\$702,000** <sup>UN</sup>

Sold Date

**12-Oct-21**

Distance

**1.59km**



**2/7-8 Roseville Court Berwick VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**21-Oct-21**

Distance

**1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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