

## 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

14 Stradbroke Close 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2020

to

30 Nov 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

44 Highfielde Avenue Berwick VIC 3806	-	22-Jan-21
1 Atlantic Place Berwick VIC 3806	\$817,333	06-Apr-21
39 Highfielde Avenue Berwick VIC 3806	\$853,750	03-May-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: 13 December 2021



## OBrien Real Estate

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### 44 Highfield Avenue Berwick VIC 3806

Sold Price

- Sold Date **22-Jan-21**

3 - -

Distance **0.26km**



### 1 Atlantic Place Berwick VIC 3806

Sold Price

**\$817,333**

Sold Date **06-Apr-21**

3 2 2

Distance **0.18km**



### 39 Highfield Avenue Berwick VIC 3806

Sold Price

**\$853,750**

Sold Date **03-May-21**

4 2 2

Distance **0.16km**



### 1 Euroa Avenue Berwick VIC 3806

Sold Price

**\$720,000**

Sold Date **22-May-21**

3 2 2

Distance **0.46km**



### 21 Daintree Grove Narre Warren VIC 3805

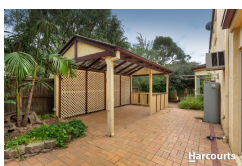
Sold Price

**\$999,000**

Sold Date **04-Feb-21**

5 2 2

Distance **0.37km**



### 5 Mittagong Court Berwick VIC 3806

Sold Price

**\$760,000**

Sold Date **02-Feb-21**

4 2 2

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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### 6 Tally Court Berwick VIC 3806

Sold Price

**\$631,000**

Sold Date

**23-Mar-21**



3



1



1

Distance

**0.42km**



### 3 Wanderer Court Berwick VIC 3806

Sold Price

**\$686,100**

Sold Date

**05-May-21**



3



2



1

Distance

**0.44km**



### 9 Portsea Place Narre Warren VIC 3805

Sold Price

**\$831,000**

Sold Date

**12-Feb-21**



4



2



2

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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