

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

12/10-12 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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

1/25 BEMERSYDE DRIVE BERWICK VIC 3806	\$660,000	29-Nov-23
3/187 HIGH STREET BERWICK VIC 3806	\$660,000	18-Jan-24
2/55-57 STRATHAVAN DRIVE BERWICK VIC 3806	\$636,200	11-Jan-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.~~

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1/25 BEMERSYDE DRIVE BERWICK VIC 3806 Sold Price **\$660,000** Sold Date **29-Nov-23**
Distance **1.06km**

 3  1  2



3/187 HIGH STREET BERWICK VIC 3806 Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **18-Jan-24**
Distance **1.66km**

 2  2  1



2/55-57 STRATHAVAN DRIVE BERWICK VIC 3806 Sold Price **\$636,200** Sold Date **11-Jan-24**
Distance **0.6km**

 3  2  2

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

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