

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 SHELDON DRIVE 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

\$960,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Berwick

Period-from

01 May 2021

to

30 Apr 2022

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 JULIUS COURT BERWICK VIC 3806	\$960,000	11-Jan-22
10 WERONA COURT BERWICK VIC 3806	\$980,000	06-Mar-22
7 LOGAN PLACE BERWICK VIC 3806	\$1,000,000	22-Feb-22

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: 09 May 2022

6 JULIUS COURT BERWICK VIC 3806	Sold Price	\$960,000	Sold Date	11-Jan-22
 3  2  2			Distance	1.73km

10 WERONA COURT BERWICK VIC 3806	Sold Price	\$980,000	Sold Date	06-Mar-22
 4  2  2			Distance	0.79km

7 LOGAN PLACE BERWICK VIC 3806	Sold Price	\$1,000,000	Sold Date	22-Feb-22
 4  2  2			Distance	0.49km

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

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