

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

3 CLENDON STREET 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

\$1,155,000

&

\$1,270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2022

to

30 Jun 2023

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

26 MONTPELIER DRIVE BERWICK VIC 3806	\$1,170,000	05-Feb-23
5 WATERBLOOM AVENUE CLYDE NORTH VIC 3978	\$1,200,000	13-Feb-23
46 LITTLESORE CRESCENT CLYDE NORTH VIC 3978	\$1,192,000	10-Jan-23

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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**26 MONTEPELIER DRIVE BERWICK
VIC 3806**

 4  2  2

Sold Price

\$1,170,000

Sold Date

05-Feb-23

Distance

0.91km



**5 WATERBLOOM AVENUE CLYDE
NORTH VIC 3978**

 4  3  2

Sold Price

\$1,200,000

Sold Date

13-Feb-23

Distance

1.88km



**46 LITTLESORE CRESCENT
CLYDE NORTH VIC 3978**

 4  3  2

Sold Price

\$1,192,000

Sold Date

10-Jan-23

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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