

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

2 WANDERER 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2023

to

30 Jun 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

3 OAKBANK CLOSE BERWICK VIC 3806	\$780,000	16-Apr-24
6 CALEDONIA COURT BERWICK VIC 3806	\$820,000	07-Jun-24
5 SAMUEL CLOSE BERWICK VIC 3806	\$820,000	29-Apr-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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3 OAKBANK CLOSE BERWICK VIC 3806

 3  2  2

Sold Price

^{RS}

\$780,000

Sold Date

16-Apr-24

Distance

0.18km



6 CALEDONIA COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$820,000

Sold Date

07-Jun-24

Distance

0.19km



5 SAMUEL CLOSE BERWICK VIC 3806

 3  2  2

Sold Price

Sold Date

29-Apr-24

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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