

## 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

11 Roundhay Court 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

\$795,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2018

to

30 Nov 2019

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 Buchanan Road Berwick VIC 3806	\$855,000	26-Oct-19
47 Howell Drive Berwick VIC 3806	\$790,000	04-Dec-19
32 Howell Drive Berwick VIC 3806	\$884,400	15-Nov-19

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: 11 December 2019



**3 Buchanan Road Berwick VIC 3806** Sold Price

<sup>RS</sup>

**\$855,000**

Sold Date

**26-Oct-19**



3



2



2

Distance

**0.54km**



**47 Howell Drive Berwick VIC 3806** Sold Price

<sup>RS</sup>

**\$790,000**

Sold Date

**04-Dec-19**



4



2



2

Distance

**0.67km**



**32 Howell Drive Berwick VIC 3806** Sold Price

<sup>RS</sup>

**\$884,400**

Sold Date

**15-Nov-19**



4



2



2

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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