

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 ATTUNGA 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

\$660,000

&

\$726,000

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

3 COLLINS CRESCENT BERWICK VIC 3806	\$710,000	16-May-23
81 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$710,000	07-Jun-23
5 HOWITT COURT BERWICK VIC 3806	\$711,000	26-May-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.~~

This Statement of Information was prepared on: 06 July 2023



**3 COLLINS CRESCENT BERWICK
VIC 3806**

 3  1  2

Sold Price

\$710,000

Sold Date **16-May-23**

Distance **2.05km**



**81 FOUNTAIN DRIVE NARRE
WARREN VIC 3805**

 3  1  2

Sold Price

^{RS} **\$710,000**

Sold Date **07-Jun-23**

Distance **2.12km**



**5 HOWITT COURT BERWICK VIC
3806**

 3  1  1

Sold Price

\$711,000

Sold Date **26-May-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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