

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

9 Satsuma Avenue 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2018

to

31 Aug 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

7 Wurundjeri Boulevard Berwick VIC 3806	\$860,000	03-Apr-19
10 Ambrose Court Berwick VIC 3806	\$820,000	26-Jun-19
5 Limousin Court Berwick VIC 3806	\$865,000	20-Jun-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: 17 September 2019



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7 Wurundjeri Boulevard Berwick VIC 3806

4 2 3

Sold Price **\$860,000** Sold Date **03-Apr-19**

Distance **1.33km**



10 Ambrose Court Berwick VIC 3806

4 3 2

Sold Price **\$820,000** Sold Date **26-Jun-19**

Distance **1.45km**



5 Limousin Court Berwick VIC 3806

4 2 2

Sold Price **\$865,000** Sold Date **20-Jun-19**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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