

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 HIBBERD 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

\$1,250,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,250

Property type

House

Suburb

Berwick

Period-from

01 Dec 2022

to

30 Nov 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

1 MANSELL COURT BERWICK VIC 3806	\$1,365,000	30-Nov-23
3 MANSELL COURT BERWICK VIC 3806	\$1,221,600	09-Oct-23
5 YALDARA DRIVE BERWICK VIC 3806	\$1,300,000	14-Aug-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: 15 December 2023



1 MANSELL COURT BERWICK VIC 3806

Sold Price ^{RS} **\$1,365,000** Sold Date **30-Nov-23**

 4  2  3

Distance **0.58km**



3 MANSELL COURT BERWICK VIC 3806

Sold Price **\$1,221,600** Sold Date **09-Oct-23**

 4  2  2

Distance **0.61km**



5 YALDARA DRIVE BERWICK VIC 3806

Sold Price **\$1,300,000** Sold Date **14-Aug-23**

 4  2  2

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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