

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

3 MCCUBBIN WAY 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,500

Property type

House

Suburb

Berwick

Period-from

01 Oct 2023

to

30 Sep 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

12 DUFFY COURT BERWICK VIC 3806	\$1,120,000	04-Jul-24
127 BEMERSYDE DRIVE BERWICK VIC 3806	\$1,205,000	10-Apr-24
24 SOUTHGATE DRIVE BERWICK VIC 3806	\$1,195,000	17-May-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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12 DUFFY COURT BERWICK VIC 3806

3 2 2

Sold Price

\$1,120,000

Sold Date

04-Jul-24

Distance

0.44km



127 BEMERSYDE DRIVE BERWICK VIC 3806

3 2 -

Sold Price

\$1,205,000

Sold Date

10-Apr-24

Distance

0.7km



24 SOUTHGATE DRIVE BERWICK VIC 3806

5 3 3

Sold Price

\$1,195,000

Sold Date

17-May-24

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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