

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

10 FURNESS 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,500

Property type

House

Suburb

Berwick

Period-from

01 Sep 2023

to

31 Aug 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

63 MELVILLE PARK DRIVE BERWICK VIC 3806	1100000	24-Apr-24
39 HOWELL DRIVE BERWICK VIC 3806	1035000	30-Jun-24
10 KERRY CLOSE BERWICK VIC 3806	1020000	24-Mar-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.~~

This Statement of Information was prepared on: 15 September 2024



**63 MELVILLE PARK DRIVE
BERWICK VIC 3806**

 4  2  2

Sold Price

1100000

Sold Date **24-Apr-24**

Distance **0.14km**



**39 HOWELL DRIVE BERWICK VIC
3806**

 4  2  2

Sold Price

1035000

Sold Date **30-Jun-24**

Distance **1.6km**



**10 KERRY CLOSE BERWICK VIC
3806**

 3  2  2

Sold Price

1020000

Sold Date **24-Mar-24**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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