

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

4 Nangwarry 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2020

to

31 May 2021

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

9 Tenandra Court Berwick VIC 3806	\$600,000	16-Dec-20
27 Howitt Court Berwick VIC 3806	\$590,000	04-Mar-21
6 Tally Court Berwick VIC 3806	\$631,000	23-Mar-21

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: 19 June 2021



9 Tenandra Court Berwick VIC 3806 Sold Price **\$600,000** Sold Date **16-Dec-20**

3 2 -

Distance **0.14km**



27 Howitt Court Berwick VIC 3806 Sold Price **\$590,000** Sold Date **04-Mar-21**

3 1 1

Distance **0.41km**



6 Tally Court Berwick VIC 3806 Sold Price **\$631,000** Sold Date **23-Mar-21**

3 1 1

Distance **0.74km**



51 Jerilderie Drive Berwick VIC 3806 Sold Price **\$622,111** Sold Date **22-Feb-21**

3 1 1

Distance **0.97km**



21A Murdoch Avenue Narre Warren VIC 3805 Sold Price **\$510,000** Sold Date **21-Jan-21**

3 1 1

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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