

## 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

11 DYLAN COURT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 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

6 CALEDONIA COURT BERWICK VIC 3806	\$820,000	07-Jun-24
90 TELFORD DRIVE BERWICK VIC 3806	\$845,000	17-Sep-24
8 DIOSMA COURT NARRE WARREN VIC 3805	\$830,000	29-Jun-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: 06 December 2024

# AREASPECIALIST

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## 6 CALEDONIA COURT BERWICK VIC 3806

3 2 2

Sold Price

**\$820,000**

Sold Date **07-Jun-24**

Distance **0.14km**



## 90 TELFORD DRIVE BERWICK VIC 3806

3 2 2

Sold Price

**\$845,000**

Sold Date **17-Sep-24**

Distance **0.98km**



## 8 DIOSMA COURT NARRE WARREN VIC 3805

3 2 2

Sold Price

**\$830,000**

Sold Date **29-Jun-24**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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