

## 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

46 COOWARRA WAY BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$858,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2024

to

31 Mar 2025

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

11 DYLAN COURT BERWICK VIC 3806	\$815,000	08-Jan-25
61 AVEBURY DRIVE BERWICK VIC 3806	\$785,000	09-Dec-24
20 MIRRABOOK COURT BERWICK VIC 3806	\$850,000	26-Feb-25

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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11 DYLAN COURT BERWICK VIC 3806 Sold Price **\$815,000** Sold Date **08-Jan-25**  
Distance **1.26km**

3 2 4



61 AVEBURY DRIVE BERWICK VIC 3806 Sold Price **\$785,000** Sold Date **09-Dec-24**  
Distance **1.17km**

3 2 2



20 MIRRABOOK COURT BERWICK VIC 3806 Sold Price <sup>RS</sup> **\$850,000** Sold Date **26-Feb-25**  
Distance **0.85km**

3 2 3

RS = Recent sale UN = Undisclosed Sale

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