

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

7 MIRRABOOK 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 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

2 LAVENDER PLACE BERWICK VIC 3806	\$720,000	09-Feb-25
14 GINGHAM PLACE BERWICK VIC 3806	\$785,000	17-Mar-25
10 SILKWOOD AVENUE BERWICK VIC 3806	\$765,000	14-Nov-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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2 LAVENDER PLACE BERWICK VIC 3806

Sold Price

\$720,000

Sold Date

09-Feb-25

3

1

2

Distance

0.45km

14 GINGHAM PLACE BERWICK VIC 3806

Sold Price

\$785,000

Sold Date

17-Mar-25

3

2

1

Distance

0.17km

10 SILKWOOD AVENUE BERWICK VIC 3806

Sold Price

\$765,000

Sold Date

14-Nov-24

3

2

2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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