

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

8 BLUEBELL 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2021

to

31 Mar 2022

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

8 SILKWOOD AVENUE BERWICK VIC 3806	\$905,000	15-Nov-21
14 WINTERSUN ROAD BERWICK VIC 3806	\$912,500	05-Oct-21
10 WINTERSUN ROAD BERWICK VIC 3806	\$892,000	19-Oct-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: 05 April 2022



**8 SILKWOOD AVENUE BERWICK
VIC 3806**

4 2 4

Sold Price

\$905,000

Sold Date

15-Nov-21

Distance

-



**14 WINTERSUN ROAD BERWICK
VIC 3806**

4 2 2

Sold Price

\$912,500

Sold Date

05-Oct-21

Distance

0.22km



**10 WINTERSUN ROAD BERWICK
VIC 3806**

4 2 2

Sold Price

\$892,000

Sold Date

19-Oct-21

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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