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	3 CAMDEN 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	$770,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$877,000	Property type	House	Suburb	Berwick
Period-from	01 Aug 2023	to	31 Jul 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
9 COOWARRA WAY BERWICK VIC 3806	$770,000	10-Jun-24
23 ADELAIDE CLOSE BERWICK VIC 3806	$810,000	08-Aug-24
16 MAHOGANY AVENUE BERWICK VIC 3806	$770,000	04-Jul-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: 22 August 2024

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9 COOWARRA WAY BERWICK VIC 3806 Sold Price **$770,000** Sold Date **10-Jun-24**

3 2 2 Distance **0.1km**



23 ADELAIDE CLOSE BERWICK VIC 3806 Sold Price RS **$810,000** Sold Date **08-Aug-24**

3 2 2 Distance **0.27km**



16 MAHOGANY AVENUE BERWICK VIC 3806 Sold Price RS **$770,000** Sold Date **04-Jul-24**

3 2 2 Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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