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 EZARD CLOSE 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	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$857,000	Property type	House	Suburb	Berwick
Period-from	01 Nov 2022	to	31 Oct 2023	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 CELESTE COURT BERWICK VIC 3806	$755,000	13-Jul-23
41 COOLABAH GROVE BERWICK VIC 3806	$773,500	23-Oct-23
25 LISBURN WAY BERWICK VIC 3806	$735,000	09-Aug-23

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: 02 November 2023

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6 CELESTE COURT BERWICK VIC 3806

3 2 2

Sold Price **$755,000** Sold Date **13-Jul-23**

Distance **0.55km**



41 COOLABAH GROVE BERWICK VIC 3806

3 2 -

Sold Price RS **$773,500** Sold Date **23-Oct-23**

Distance **0.95km**



25 LISBURN WAY BERWICK VIC 3806

3 2 2

Sold Price **$735,000** Sold Date **09-Aug-23**

Distance **1.56km**

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

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