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	9 Mathoura 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	$630,000	&	$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Berwick
Period-from	01 Jan 2019	to	31 Dec 2019	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
5 Monarch Road Berwick VIC 3806	$687,000	05-Dec-19
10 Manorwood Way Berwick VIC 3806	$675,000	20-Nov-19
24 Meadowlands Way Berwick VIC 3806	$687,500	20-Dec-19

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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Harcourts
Stuart Sheppard
M 0422106084
E stuart.sheppard@harcourts.com.au



5 Monarch Road Berwick VIC 3806

4 2 2

Sold Price **$687,000** Sold Date **05-Dec-19**

Distance **0.44km**



10 Manorwood Way Berwick VIC 3806

4 2 2

Sold Price **$675,000** Sold Date **20-Nov-19**

Distance **0.8km**



24 Meadowlands Way Berwick VIC 3806

4 2 2

Sold Price RS **$687,500** UN Sold Date **20-Dec-19**

Distance **0.82km**

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

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