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	2 COOWARRA WAY 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	$985,000	&	$1,065,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$857,000	Property type	House	Suburb	Berwick
Period-from	01 Sep 2022	to	31 Aug 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
2 OTTERBURN DRIVE BERWICK VIC 3806	$1,062,000	28-Mar-23
5 NYON PLACE BERWICK VIC 3806	$1,025,000	03-Jun-23
40 JERILDERIE DRIVE BERWICK VIC 3806	$1,023,500	15-Jul-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: 21 September 2023

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2 OTTERBURN DRIVE BERWICK VIC 3806

4 2 2

Sold Price **$1,062,000** Sold Date **28-Mar-23**

Distance **0.97km**



5 NYON PLACE BERWICK VIC 3806

3 2 2

Sold Price **$1,025,000** Sold Date **03-Jun-23**

Distance **1.89km**



40 JERILDERIE DRIVE BERWICK VIC 3806

3 2 2

Sold Price RS **$1,023,500** Sold Date **15-Jul-23**

Distance **1.61km**

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

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