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	10 LIMOUSIN 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	$1,195,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$857,000	Property type	House	Suburb	Berwick
Period-from	01 Oct 2022	to	30 Sep 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
5 SUNHILL WAY BERWICK VIC 3806	$1,096,501	30-Apr-23
3 CLENDON STREET BERWICK VIC 3806	$1,250,000	11-Jul-23
22 SAUL AVENUE BERWICK VIC 3806	$1,125,000	12-Jun-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: 09 October 2023

consumer.vic.gov.au

CONSUMER AFFAIRS VICTORIA

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5 SUNHILL WAY BERWICK VIC 3806
4 2 2
Sold Price $1,096,501 Sold Date 30-Apr-23
Distance 0.43km



3 CLENDON STREET BERWICK VIC 3806
4 2 2
Sold Price RS $1,250,000 Sold Date 11-Jul-23
Distance 0.78km



22 SAUL AVENUE BERWICK VIC 3806
4 2 2
Sold Price $1,125,000 Sold Date 12-Jun-23
Distance 0.87km

RS = Recent sale UN = Undisclosed Sale

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