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	13 FERNCROFT 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	$1,075,000	&	$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Berwick
Period-from	01 May 2022	to	30 Apr 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 DUFFY COURT BERWICK VIC 3806	$1,100,000	07-Mar-23
11 GRAYDEN DRIVE BERWICK VIC 3806	$1,120,000	08-Feb-23
27 RIVIERA DRIVE BERWICK VIC 3806	$1,105,000	16-Dec-22

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: 25 May 2023

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5 DUFFY COURT BERWICK VIC 3806

5 2 2

Sold Price RS $1,100,000 Sold Date 07-Mar-23

Distance 0.45km



11 GRAYDEN DRIVE BERWICK VIC 3806

4 2 2

Sold Price $1,120,000 Sold Date 08-Feb-23

Distance 0.47km



27 RIVIERA DRIVE BERWICK VIC 3806

4 2 2

Sold Price $1,105,000 Sold Date 16-Dec-22

Distance 0.5km

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

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