

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

8 SING CRESCENT 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$859,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2021

to

30 Jun 2022

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

11 SING CRESCENT BERWICK VIC 3806	\$731,500	03-Mar-22
7 STEFAN DRIVE BERWICK VIC 3806	\$730,000	26-Nov-21
8 CINDY COURT BERWICK VIC 3806	\$750,000	28-Feb-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: 14 July 2022



11 SING CRESCENT BERWICK VIC 3806

Sold Price

\$731,500

Sold Date **03-Mar-22**
 3  2  1

Distance

-



7 STEFAN DRIVE BERWICK VIC 3806

Sold Price

\$730,000

Sold Date **26-Nov-21**
 3  2  2

Distance

-



8 CINDY COURT BERWICK VIC 3806

Sold Price

\$750,000

Sold Date **28-Feb-22**
 4  2  2

Distance

-



5 DAHLEN PLACE BERWICK VIC 3806

Sold Price

\$730,000

Sold Date **21-Feb-22**
 3  2  2

Distance

0.52km


37 STEFAN DRIVE BERWICK VIC 3806

Sold Price

\$715,000

Sold Date **22-Feb-22**
 4  2  2

Distance

-



9 ORSINO PLACE BERWICK VIC 3806

Sold Price

\$750,000

Sold Date **22-Dec-21**
 4  2  2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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3 KATE ELIZABETH AVENUE BERWICK VIC 3806

 3  2  2

Sold Price

\$745,000

Sold Date

20-Jan-22

Distance

0.82km



57 STEFAN DRIVE BERWICK VIC 3806

 3  2  2

Sold Price

\$723,000

Sold Date

22-Oct-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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