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 HIBBERD 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	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
51 SHELDON DRIVE BERWICK VIC 3806	$1,168,000	01-Apr-22
13 SHUTE AVENUE BERWICK VIC 3806	$1,150,000	24-Apr-22
8 TELFORD DRIVE BERWICK VIC 3806	$1,220,000	20-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: 12 July 2022

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51SHELDON DRIVE BERWICK VIC 3806
4 3 2
Sold Price $1,168,000 Sold Date 01-Apr-22
Distance 0.59km



13SHUTE AVENUE BERWICK VIC 3806
4 2 2
Sold Price RS $1,150,000 Sold Date 24-Apr-22
Distance -



8 TELFORD DRIVE BERWICK VIC 3806
4 3 2
Sold Price $1,220,000 Sold Date 20-Feb-22
Distance 0.49km



6 NEWSOM COURT BERWICK VIC 3806
3 2 2
Sold Price $1,170,000 Sold Date 13-Apr-22
Distance -

RS = Recent sale UN =Undisclosed Sale

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