

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

6 COOMA 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Berwick

Period-from

01 Jan 2023

to

31 Dec 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

1 KONAC COURT BERWICK VIC 3806	\$680,000	25-Nov-23
2 PINWOOD CRESCENT BERWICK VIC 3806	\$745,000	24-Nov-23
37 COOLABAH GROVE BERWICK VIC 3806	\$750,000	22-Dec-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: 31 January 2024



1 KONAC COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$680,000

Sold Date **25-Nov-23**

Distance **0.48km**



2 PINWOOD CRESCENT BERWICK VIC 3806

 3  2  2

Sold Price

\$745,000

Sold Date **24-Nov-23**

Distance **0.65km**



37 COOLABAH GROVE BERWICK VIC 3806

 3  2  3

Sold Price

^{RS} **\$750,000**

Sold Date **22-Dec-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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