

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

5 DUCKWORTH CLOSE 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,250

Property type

House

Suburb

Berwick

Period-from

01 Dec 2022

to

30 Nov 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

3 EZARD CLOSE BERWICK VIC 3806	\$770,000	21-Nov-23
4 CONISTON AVENUE BERWICK VIC 3806	\$870,200	12-Dec-23
12 ROXBY COURT BERWICK VIC 3806	\$833,000	03-Nov-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: 16 December 2023



3 EZARD CLOSE BERWICK VIC 3806

 3  2  2

Sold Price

^{RS} **\$770,000** Sold Date **21-Nov-23**

Distance **0.32km**



4 CONISTON AVENUE BERWICK VIC 3806

 3  2  1

Sold Price

^{RS} **\$870,200** Sold Date **12-Dec-23**

Distance **0.29km**



12 ROXBY COURT BERWICK VIC 3806

 4  2  2

Sold Price

^{RS} **\$833,000** Sold Date **03-Nov-23**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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