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	3 RUBINA 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	$875,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Berwick
Period-from	01 Jul 2023	to	30 Jun 2024	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
9 CHIN COURT BERWICK VIC 3806	$870,000	12-Feb-24
12 WARROCK COURT BERWICK VIC 3806	$885,000	29-May-24
14 WARROCK COURT BERWICK VIC 3806	$930,000	10-Feb-24

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: 23 July 2024

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9 CHIN COURT BERWICK VIC 3806 Sold Price **$870,000** Sold Date **12-Feb-24**

4 2 1 Distance **0.35km**



12 WARROCK COURT BERWICK VIC 3806 Sold Price RS **$885,000** Sold Date **29-May-24**

3 2 5 Distance **0.38km**



14 WARROCK COURT BERWICK VIC 3806 Sold Price **$930,000** Sold Date **10-Feb-24**

3 2 - Distance **0.4km**

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

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