

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 JUMBUCK 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

\$675,000

&

\$725,000

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

5 WIRRABARRA PLACE BERWICK VIC 3806	\$704,000	30-Nov-23
7 ATTUNGA COURT BERWICK VIC 3806	\$725,000	30-Aug-23
5 EUROA AVENUE BERWICK VIC 3806	\$685,000	09-Aug-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: 14 December 2023



OBrien Real Estate

Steve Harrison

M 0407800915

E steve.harrison@obrienrealestate.com.au



5 WIRRABARRA PLACE BERWICK VIC 3806

Sold Price

^{RS}

\$704,000

Sold Date

30-Nov-23



3



1



-

Distance

1.02km



7 ATTUNGA COURT BERWICK VIC 3806

Sold Price

\$725,000

Sold Date

30-Aug-23



3



1



2

Distance

1.24km



5 EUROA AVENUE BERWICK VIC 3806

Sold Price

\$685,000

Sold Date

09-Aug-23



3



1



2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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