

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

7 PIONEER 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2024

to

31 Mar 2025

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

6 VENABLES COURT BERWICK VIC 3806	\$765,000	15-Jan-25
37 ST BOSWELLS AVENUE BERWICK VIC 3806	\$780,000	02-Nov-24
23 ESCOTT GROVE BERWICK VIC 3806	\$816,000	11-Dec-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.~~

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6 VENABLES COURT BERWICK VIC 3806 Sold Price **\$765,000** Sold Date **15-Jan-25**

 3  2  4

Distance **0.26km**



37 ST BOSWELLS AVENUE BERWICK VIC 3806 Sold Price **\$780,000** Sold Date **02-Nov-24**

 3  2  2

Distance **0.36km**



23 ESCOTT GROVE BERWICK VIC 3806 Sold Price **\$816,000** Sold Date **11-Dec-24**

 3  2  2

Distance **0.46km**

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

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