

## 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

11 Carambola Place Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2020

to

31 Mar 2021

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 Marbelia Drive Berwick VIC 3806	\$650,000	05-Nov-20
82 Meridian Circuit Berwick VIC 3806	\$618,000	18-Mar-21
10 Hedgeley Drive Berwick VIC 3806	\$640,000	13-Jan-21

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: 01 April 2021



**3 Marbelia Drive Berwick VIC 3806** Sold Price **\$650,000** Sold Date **05-Nov-20**

 3  2  2

Distance **0.8km**



**82 Meridian Circuit Berwick VIC 3806** Sold Price <sup>RS</sup> **\$618,000** Sold Date **18-Mar-21**

 3  2  2

Distance **2.01km**



**10 Hedgeley Drive Berwick VIC 3806** Sold Price **\$640,000** Sold Date **13-Jan-21**

 3  2  2

Distance **2.33km**

RS = Recent sale

UN = Undisclosed Sale

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