

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

27/5-17 WILLIAM ROAD 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2022

to

30 Jun 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

7/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$575,000	05-Jul-23
4/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$690,000	04-Apr-23
17/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$660,000	01-Feb-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: 12 July 2023



7/2-6 JERILDERIE DRIVE BERWICK VIC 3806

 3  2  2

^{RS} **\$575,000** Sold Date **05-Jul-23**

Distance **1.54km**



4/2-6 JERILDERIE DRIVE BERWICK VIC 3806

 3  2  2

^{RS} **\$690,000** Sold Date **04-Apr-23**

Distance **1.56km**



17/2-6 JERILDERIE DRIVE BERWICK VIC 3806

 3  2  2

Sold Price **\$660,000** Sold Date **01-Feb-23**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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