

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

19/5-17 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2023

to

31 Jan 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

8/150 AVEBURY DRIVE BERWICK VIC 3806	\$580,000	22-Nov-23
4/5 RESERVE STREET BERWICK VIC 3806	\$560,000	23-Nov-23
3/25-27 PEEL STREET BERWICK VIC 3806	\$513,000	13-Sep-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: 03 February 2024



**8/150 AVEBURY DRIVE BERWICK
VIC 3806**

Sold Price

^{RS} **\$580,000** Sold Date **22-Nov-23**

 2  1  1

Distance **0.58km**



**4/5 RESERVE STREET BERWICK
VIC 3806**

Sold Price

\$560,000 Sold Date **23-Nov-23**

 2  1  1

Distance **1.45km**



**3/25-27 PEEL STREET BERWICK
VIC 3806**

Sold Price

\$513,000 Sold Date **13-Sep-23**

 2  1  1

Distance **1.78km**

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

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