

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

21 MELZAK WAY 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 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

6/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$650,000	27-Nov-24
4/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$657,000	30-Oct-24
18 INFANTRY WAY BERWICK VIC 3806	\$640,777	03-Nov-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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**6/18-26 MARLESFORD CRESCENT
BERWICK VIC 3806**

3 2 2

Sold Price

^{RS}

\$650,000

Sold Date

27-Nov-24

Distance

1.52km



**4/18-26 MARLESFORD CRESCENT
BERWICK VIC 3806**

3 2 2

Sold Price

\$657,000

Sold Date

30-Oct-24

Distance

1.54km



**18 INFANTRY WAY BERWICK VIC
3806**

3 2 2

Sold Price

\$640,777

Sold Date

03-Nov-24

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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