

## 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

33 BALMAIN DRIVE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2024

to

28 Feb 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 15 HILLVIEW PLACE BERWICK VIC 3806 | \$1,020,000 | 25-Feb-25 |
| 16 LODGE CRESCENT BERWICK VIC 3806 | \$870,000   | 12-Feb-25 |
| 16 GRANT CLOSE BERWICK VIC 3806    | \$850,000   | 10-Jan-25 |

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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**15 HILLVIEW PLACE BERWICK VIC 3806**

Sold Price <sup>RS</sup> **\$1,020,000** <sup>UN</sup> Sold Date **25-Feb-25**

 4  2  2

Distance **0.31km**



**16 LODGE CRESCENT BERWICK VIC 3806**

Sold Price <sup>RS</sup> **\$870,000** <sup>UN</sup> Sold Date **12-Feb-25**

 5  2  1

Distance **0.81km**



**16 GRANT CLOSE BERWICK VIC 3806**

Sold Price <sup>RS</sup> **\$850,000** Sold Date **10-Jan-25**

 3  2  2

Distance **0.97km**

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

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