

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

6 WALSH RETREAT 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Berwick

Period-from

01 May 2024

to

30 Apr 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

2 EZARD CLOSE BERWICK VIC 3806	\$770,000	31-Dec-24
15 VAN DER HAAR AVENUE BERWICK VIC 3806	\$855,000	24-Apr-25
7 COLLINS CRESCENT BERWICK VIC 3806	\$805,000	01-May-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.~~

This Statement of Information was prepared on: 21 May 2025

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2 EZARD CLOSE BERWICK VIC 3806

 3  2  2

Sold Price **\$770,000** Sold Date **31-Dec-24**

Distance **0.31km**



15 VAN DER HAAR AVENUE BERWICK VIC 3806

 3  2  2

Sold Price ^{RS} **\$855,000** Sold Date **24-Apr-25**

Distance **0.31km**



7 COLLINS CRESCENT BERWICK VIC 3806

 3  2  2

Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **01-May-25**

Distance **0.39km**

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

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