

## 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

4 TYRELL PLACE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2022

to

31 Jan 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

5 DON COLLINS WAY BERWICK VIC 3806	\$1,110,000	13-Feb-23
122 MOONDARRA DRIVE BERWICK VIC 3806	\$955,000	17-Feb-23
121 MOONDARRA DRIVE BERWICK VIC 3806	\$865,000	24-Jan-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: 27 February 2023



**5 DON COLLINS WAY BERWICK  
VIC 3806**

 4  2  2

Sold Price <sup>RS</sup> **\$1,110,000** <sup>UN</sup> Sold Date **13-Feb-23**

Distance **0.53km**



**122 MOONDARRA DRIVE BERWICK  
VIC 3806**

 4  2  2

Sold Price <sup>RS</sup> **\$955,000** Sold Date **17-Feb-23**

Distance **0.57km**



**121 MOONDARRA DRIVE BERWICK  
VIC 3806**

 4  2  2

Sold Price **\$865,000** Sold Date **24-Jan-23**

Distance **0.65km**

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

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