

## 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

16 GRANT CLOSE 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

\$820,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 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

9 FLORENCE AVENUE BERWICK VIC 3806	\$870,000	25-Dec-23
15 LEXCEN CLOSE BERWICK VIC 3806	\$870,000	19-May-24
1 WALSH RETREAT BERWICK VIC 3806	\$880,000	21-Feb-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.~~

This Statement of Information was prepared on: 02 December 2024

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**9 FLORENCE AVENUE BERWICK  
VIC 3806**

3 2 2

Sold Price

**\$870,000**Sold Date **25-Dec-23**Distance **0.26km****15 LEXCEN CLOSE BERWICK VIC  
3806**

3 2 2

Sold Price

Sold Date **19-May-24**Distance **0.42km****1 WALSH RETREAT BERWICK VIC  
3806**

3 2 2

Sold Price

**\$880,000**Sold Date **21-Feb-24**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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