

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

22 BALMAIN DRIVE 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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Berwick

Period-from

01 May 2023

to

30 Apr 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

1 BARELLAN MEWS BERWICK VIC 3806	\$900,000	10-Feb-24
4 GREYSTOKE COURT BERWICK VIC 3806	\$950,000	21-Jan-24
1 ELLASWOOD CLOSE BERWICK VIC 3806	\$980,000	13-May-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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1 BARELLAN MEWS BERWICK VIC 3806

Sold Price

\$900,000

Sold Date

10-Feb-24



4



2



2

Distance

0.24km



4 GREYSTOKE COURT BERWICK VIC 3806

Sold Price

\$950,000

Sold Date

21-Jan-24



4



2



2

Distance

1.25km



1 ELLASWOOD CLOSE BERWICK VIC 3806

Sold Price

^{RS} **\$980,000**

Sold Date

13-May-24



4



2



2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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