

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

2/22 HARKAWAY ROAD 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Nov 2023

to

31 Oct 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

1/12-14 HARKAWAY ROAD BERWICK VIC 3806	\$715,000	26-Mar-24
1/42 GARDINER STREET BERWICK VIC 3806	\$720,000	14-Sep-24
4 SANTA MONICA PLACE BERWICK VIC 3806	\$712,000	18-Jun-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: 04 November 2024

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**1/12-14 HARKAWAY ROAD
BERWICK VIC 3806**

 3  2  2

Sold Price

\$715,000

Sold Date **26-Mar-24**

Distance

0.08km



**1/42 GARDINER STREET BERWICK
VIC 3806**

 3  2  2

Sold Price

^{RS} **\$720,000**

Sold Date **14-Sep-24**

Distance

0.18km



**4 SANTA MONICA PLACE
BERWICK VIC 3806**

 3  2  2

Sold Price

\$712,000

Sold Date **18-Jun-23**

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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