

## 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 ASTI 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,250

Property type

House

Suburb

Berwick

Period-from

01 Jan 2023

to

31 Dec 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3 EUSTON COURT BERWICK VIC 3806      | \$770,000 | 24-Oct-23 |
| 17 GLENN ERIN WAY BERWICK VIC 3806   | \$845,000 | 06-Dec-23 |
| 116 GOLF LINKS ROAD BERWICK VIC 3806 | \$816,000 | 22-Nov-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: 05 January 2024



**3 EUSTON COURT BERWICK VIC 3806**

Sold Price **\$770,000** Sold Date **24-Oct-23**

3 2 2

Distance **0.21km**



**17 GLENN ERIN WAY BERWICK VIC 3806**

Sold Price <sup>RS</sup> **\$845,000** Sold Date **06-Dec-23**

3 2 2

Distance **0.47km**



**116 GOLF LINKS ROAD BERWICK VIC 3806**

Sold Price <sup>RS</sup> **\$816,000** <sup>UN</sup> Sold Date **22-Nov-23**

3 2 -

Distance **0.56km**

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

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