

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 CIMBRONE PLACE 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

\$829,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2023

to

30 Jun 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

75 POSITANO CIRCUIT BERWICK VIC 3806	\$840,000	19-Apr-24
6 HACKBERRY PLACE BERWICK VIC 3806	\$850,000	19-Jul-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: 26 July 2024



**75 POSITANO CIRCUIT BERWICK
VIC 3806**

 4  2  2

Sold Price

\$840,000

Sold Date

19-Apr-24

Distance

0.41km



**6 HACKBERRY PLACE BERWICK
VIC 3806**

 4  2  2

Sold Price

^{RS} **\$850,000**

Sold Date

19-Jul-24

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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