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	2/61 STRATHAVAN 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Berwick
Period-from	01 Aug 2023	to	31 Jul 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
2/42 STRATHAVAN DRIVE BERWICK VIC 3806	$535,000	07-Mar-24
4/22 GOLF LINKS ROAD BERWICK VIC 3806	$580,000	20-May-24
2/1 JANE STREET BERWICK VIC 3806	$575,500	05-Mar-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: 15 August 2024

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2/42 STRATHAVAN DRIVE BERWICK VIC 3806

2 1 1

Sold Price **$535,000** Sold Date **07-Mar-24**

Distance **0.08km**



4/22 GOLF LINKS ROAD BERWICK VIC 3806

2 1 1

Sold Price **$580,000** Sold Date **20-May-24**

Distance **1.56km**



2/1 JANE STREET BERWICK VIC 3806

2 1 1

Sold Price **$575,500** Sold Date **05-Mar-24**

Distance **1.84km**

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

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