

## 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

7 GLENISLA WAY 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

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 88 HOMESTEAD ROAD BERWICK VIC 3806           | \$845,000 | 30-Sep-24 |
| 4 MEADOW PLACE NARRE WARREN SOUTH VIC 3805   | \$820,000 | 27-Sep-24 |
| 7 LOMANDRA COURT NARRE WARREN SOUTH VIC 3805 | \$830,000 | 12-Aug-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: 11 November 2024

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**88 HOMESTEAD ROAD BERWICK  
VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup>

**\$845,000**

Sold Date

**30-Sep-24**

Distance

**1.02km**



**4 MEADOW PLACE NARRE  
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

**\$820,000**

Sold Date

**27-Sep-24**

Distance

**1.58km**



**7 LOMANDRA COURT NARRE  
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

**\$830,000**

Sold Date

**12-Aug-24**

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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