

## 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

32 WEMBLEY DRIVE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$886,806

Property type

House

Suburb

Berwick

Period-from

01 Apr 2022

to

31 Mar 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

2/37 PEEL STREET BERWICK VIC 3806	\$770,000	23-Feb-23
2/42 GARDINER STREET BERWICK VIC 3806	\$750,000	21-Nov-22
2/12 KILVINGTON COURT BERWICK VIC 3806	\$788,000	27-Feb-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: 03 April 2023



**2/37 PEEL STREET BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**23-Feb-23**

 3

 2

 1

Distance

**2.27km**



**2/42 GARDINER STREET BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**21-Nov-22**

 3

 2

 2

Distance

**1.59km**



**2/12 KILVINGTON COURT BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$788,000**

Sold Date

**27-Feb-23**

 3

 2

 2

Distance

**3.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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