

## 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

1/5 PETTIT CLOSE 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

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4/403 CENTRE ROAD BERWICK VIC 3806   | \$620,000 | 09-Jun-23 |
| 1/1 BEMERSYDE DRIVE BERWICK VIC 3806 | \$655,000 | 28-Apr-23 |
| 1/5 RESERVE STREET BERWICK VIC 3806  | \$610,000 | 16-Jan-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.

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Graeme Curtis  
P 97076000  
M 0419538940  
E graeme.c@neilsonpartners.com.au



**4/403 CENTRE ROAD BERWICK  
VIC 3806**

3 2 1

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **09-Jun-23**

Distance **1.02km**



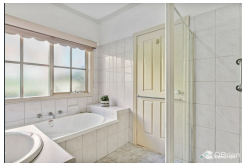
**1/1 BEMERSYDE DRIVE BERWICK  
VIC 3806**

3 2 2

Sold Price

<sup>RS</sup> **\$655,000** Sold Date **28-Apr-23**

Distance **1.52km**



**1/5 RESERVE STREET BERWICK  
VIC 3806**

3 1 2

Sold Price

**\$610,000** Sold Date **16-Jan-23**

Distance **1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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