

## 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

58 CHEVIOT AVENUE 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

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 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

5 NEILIAN RETREAT BERWICK VIC 3806	\$830,000	03-Sep-24
44 CHIRNSIDE ROAD BERWICK VIC 3806	\$835,000	21-Nov-24
12 TYNTYNDER CLOSE BERWICK VIC 3806	\$830,000	17-Sep-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: 17 December 2024



**5 NEILIAN RETREAT BERWICK VIC 3806**

Sold Price **\$830,000** Sold Date **03-Sep-24**

4 2 2

Distance **0.3km**



**44 CHIRNSIDE ROAD BERWICK VIC 3806**

Sold Price <sup>RS</sup> **\$835,000** Sold Date **21-Nov-24**

4 2 2

Distance **0.53km**



**12 TYNTYNDER CLOSE BERWICK VIC 3806**

Sold Price **\$830,000** Sold Date **17-Sep-24**

4 2 2

Distance **0.69km**



**5 EDGBASTON CIRCUIT BERWICK VIC 3806**

Sold Price **\$885,000** Sold Date **05-Sep-24**

4 2 2

Distance **0.7km**



**18 MCCUBBIN WAY BERWICK VIC 3806**

Sold Price **\$925,000** Sold Date **29-Jun-24**

4 2 2

Distance **0.8km**



**7 COUNTY DRIVE BERWICK VIC 3806**

Sold Price **\$888,000** Sold Date **01-Jul-24**

4 2 2

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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