

## 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

3/8 DUNNELL RISE 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

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

1/104 MANSFIELD STREET BERWICK VIC 3806	\$615,000	22-Apr-23
5/5-17 WILLIAM ROAD BERWICK VIC 3806	\$600,000	15-Feb-23
1/6 MESSMATE COURT BERWICK VIC 3806	\$618,000	31-May-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: 16 June 2023



**1/104 MANSFIELD STREET  
BERWICK VIC 3806**

2 1 1

Sold Price

<sup>RS</sup> **\$615,000** Sold Date **22-Apr-23**

Distance **0.14km**



**5/5-17 WILLIAM ROAD BERWICK  
VIC 3806**

2 1 2

Sold Price

**\$600,000** Sold Date **15-Feb-23**

Distance **0.36km**



**1/6 MESSMATE COURT BERWICK  
VIC 3806**

2 1 1

Sold Price

<sup>RS</sup> **\$618,000** Sold Date **31-May-23**

Distance **1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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