

## 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

56 INGLIS ROAD 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

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2022

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 13 GRANGE CIRCUIT BEACONSFIELD VIC 3807 | \$865,000 | 10-Jul-23 |
| 38 HARKAWAY ROAD BERWICK VIC 3806       | \$850,000 | 29-Apr-23 |
| 19A NEILL STREET BERWICK VIC 3806       | \$840,000 | 02-Oct-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: 18 October 2023

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**13 GRANGE CIRCUIT  
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price **\$865,000** Sold Date **10-Jul-23**

Distance **1.73km**



**38 HARKAWAY ROAD BERWICK  
VIC 3806**

 3  2  2

Sold Price **\$850,000** Sold Date **29-Apr-23**

Distance **1.53km**



**19A NEILL STREET BERWICK VIC  
3806**

 3  2  2

Sold Price <sup>RS</sup> **\$840,000** Sold Date **02-Oct-23**

Distance **1.01km**

**RS** = Recent sale **UN** = Undisclosed Sale

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