

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

5 PREMIER DRIVE BERWICK VIC 3806

Indicative selling price

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

Single Price

or range
between

\$1,020,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 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

3 HOLLYROOD DRIVE BERWICK VIC 3806	\$1,035,000	23-Jul-24
6 LINCOLN AVENUE BERWICK VIC 3806	\$1,080,000	04-Oct-24
60 EDGBASTON CIRCUIT BERWICK VIC 3806	\$1,120,000	19-Oct-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: 23 January 2025

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**3 HOLLYROOD DRIVE BERWICK
VIC 3806**

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Sold Price **\$1,035,000** Sold Date **23-Jul-24**Distance **0.33km****6 LINCOLN AVENUE BERWICK VIC
3806**

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Sold Price **\$1,080,000** Sold Date **04-Oct-24**Distance **1.05km****60 EDGBASTON CIRCUIT BERWICK
VIC 3806**

🛏️ 5 🚿 2 🚗 2

Sold Price **\$1,120,000** Sold Date **19-Oct-24**Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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