

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 SUNHILL WAY 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2022

to

31 Mar 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

7 SUNHILL WAY BERWICK VIC 3806	\$1,015,000	14-Mar-23
11 GRAYDEN DRIVE BERWICK VIC 3806	\$1,120,000	15-Feb-23
5 DON COLLINS WAY BERWICK VIC 3806	\$1,110,000	17-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.~~

This Statement of Information was prepared on: 25 April 2023



7 SUNHILL WAY BERWICK VIC 3806

 4  2  3

Sold Price **\$1,015,000** Sold Date **14-Mar-23**

Distance **0.02km**



11 GRAYDEN DRIVE BERWICK VIC 3806

 4  2  2

Sold Price ^{RS} **\$1,120,000** Sold Date **15-Feb-23**

Distance **0.98km**



5 DON COLLINS WAY BERWICK VIC 3806

 4  2  2

Sold Price **\$1,110,000** Sold Date **17-Jan-23**

Distance **1.15km**

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

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