

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

44/18-26 MARLESFORD CRESCENT 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,200

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2023

to

31 May 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

2/55-57 STRATHAVAN DRIVE BERWICK VIC 3806	\$636,200	11-Jan-24
28 MASQUERADE ROAD BERWICK VIC 3806	\$660,000	05-Jan-24
11 ROMEO AVENUE BERWICK VIC 3806	\$671,500	26-Mar-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.~~

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**2/55-57 STRATHAVAN DRIVE
BERWICK VIC 3806**

 3  2  2

Sold Price **\$636,200** Sold Date **11-Jan-24**

Distance **0.87km**



**28 MASQUERADE ROAD BERWICK
VIC 3806**

 3  2  2

Sold Price **\$660,000** Sold Date **05-Jan-24**

Distance **2.69km**



**11 ROMEO AVENUE BERWICK VIC
3806**

 3  2  2

Sold Price **\$671,500** Sold Date **26-Mar-24**

Distance **1.9km**



**63 MELZAK WAY BERWICK VIC
3806**

 3  2  2

Sold Price ^{RS} **\$665,000** Sold Date **23-Apr-24**

Distance **1.93km**

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

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