

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

48/5-17 WILLIAM ROAD 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2023

to

31 Jul 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

17/5-17 WILLIAM ROAD BERWICK VIC 3806	\$565,000	02-Jul-24
2/37 MANSFIELD STREET BERWICK VIC 3806	\$565,000	14-Jun-24
2/1 JANE STREET BERWICK VIC 3806	\$575,500	05-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.~~

This Statement of Information was prepared on: 30 August 2024



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

2 1 2

Sold Price

^{RS} **\$565,000** Sold Date **02-Jul-24**

Distance **0.17km**



**2/37 MANSFIELD STREET
BERWICK VIC 3806**

2 1 1

Sold Price

Sold Date **14-Jun-24**

Distance **0.79km**



**2/1 JANE STREET BERWICK VIC
3806**

2 1 1

Sold Price

\$575,500 Sold Date **05-Mar-24**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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