

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

43-45 EUROA AVENUE 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

\$1,000,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

1 ALASTAIR DRIVE BERWICK VIC 3806	\$1,035,000	12-Jan-24
6 BULL FINCH WAY BERWICK VIC 3806	\$1,002,000	17-Feb-24
10 CLASSIC COURT BERWICK VIC 3806	\$1,100,000	18-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 April 2024

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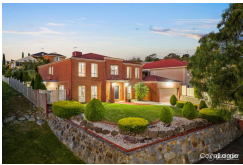
1 ALASTAIR DRIVE BERWICK VIC 3806 Sold Price **\$1,035,000** Sold Date **12-Jan-24**
Distance **0.73km**

4 2 2



6 BULL FINCH WAY BERWICK VIC 3806 Sold Price ^{RS} **\$1,002,000** Sold Date **17-Feb-24**
Distance **0.22km**

3 2 2



10 CLASSIC COURT BERWICK VIC 3806 Sold Price ^{RS} **\$1,100,000** Sold Date **18-Mar-24**
Distance **0.87km**

4 2 2

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

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