

## 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

46 BELLEVUE DRIVE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2022

to

31 Jan 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 28 STEFAN DRIVE BERWICK VIC 3806      | \$702,500 | 09-Dec-22 |
| 110A GOLF LINKS ROAD BERWICK VIC 3806 | \$688,000 | 04-Jan-23 |
| 10 GOLF LINKS ROAD BERWICK VIC 3806   | \$672,500 | 22-Nov-22 |

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: 28 February 2023

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**28 STEFAN DRIVE BERWICK VIC 3806**

Sold Price

<sup>RS</sup>

**\$702,500**

Sold Date

**09-Dec-22**



3



2



2

Distance

**0.63km**



**110A GOLF LINKS ROAD BERWICK VIC 3806**

Sold Price

<sup>RS</sup>

**\$688,000**

Sold Date

**04-Jan-23**



3



2



2

Distance

**0.94km**



**10 GOLF LINKS ROAD BERWICK VIC 3806**

Sold Price

**\$672,500**

Sold Date

**22-Nov-22**



3



2



2

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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