

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 14 Artois Road, Berwick, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$845,000 & \$895,000

Median sale price

Median price \$880,000 Property Type House Suburb Berwick (3806)
Period - From 01/03/2024 to 28/02/2025 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
8 TULK STREET, BERWICK VIC 3806	\$853,000	29/01/2025
8 KATE ELIZABETH AVENUE, BERWICK VIC 3806	\$855,000	26/02/2025
92A GOLF LINKS ROAD, BERWICK VIC 3806	\$862,000	04/11/2024

This Statement of Information was prepared on: 14/03/2025