

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 18 Glendale Crescent, Berwick, VIC 3806

Indicative selling price

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

Price Range \$970,000 & \$1,038,000

Median sale price

Median price \$875,000 Property Type House Suburb Berwick (3806)

Period - From 01/10/2023 to 30/09/2024 Source Pricefinder.com.au

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
3 CELESTE COURT, BERWICK VIC 3806	\$985,000	01/08/2024
17 SUNNYSIDE DRIVE, BERWICK VIC 3806	\$1,000,000	28/10/2024
1 LINNET PLACE, BERWICK VIC 3806	\$1,000,000	15/09/2024

This Statement of Information was prepared on: 06/12/2024