

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

6 WURUNDJERI BOULEVARD 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 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

4 JIANNI WAY BERWICK VIC 3806	\$860,000	19-Mar-23
70 GRICES ROAD BERWICK VIC 3806	\$840,000	17-Dec-22
121 MOONDARRA DRIVE BERWICK VIC 3806	\$865,000	24-Jan-23

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: 15 June 2023



4 JIANNI WAY BERWICK VIC 3806 Sold Price **\$860,000** Sold Date **19-Mar-23**

 4  2  2

Distance **1.1km**



70 GRICES ROAD BERWICK VIC 3806 Sold Price **\$840,000** Sold Date **17-Dec-22**

 4  2  2

Distance **0.78km**



121 MOONDARRA DRIVE BERWICK VIC 3806 Sold Price **\$865,000** Sold Date **24-Jan-23**

 4  2  2

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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