

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

17/5-17 WILLIAM ROAD 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

8/150 AVEBURY DRIVE BERWICK VIC 3806	\$580,000	08-Nov-23
1/6 DINGLE COURT BERWICK VIC 3806	\$590,000	15-Mar-24
2/5 CHILTERN COURT BERWICK VIC 3806	\$600,000	13-Nov-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.~~

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**8/150 AVEBURY DRIVE BERWICK
VIC 3806**

2 1 1

Sold Price

\$580,000

Sold Date **08-Nov-23**

Distance **0.59km**



**1/6 DINGLE COURT BERWICK VIC
3806**

2 1 1

Sold Price

\$590,000

Sold Date **15-Mar-24**

Distance **1.91km**



**2/5 CHILTERN COURT BERWICK
VIC 3806**

2 1 1

Sold Price

\$600,000

Sold Date **13-Nov-23**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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