

# 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

5 Shute Avenue, Berwick Vic 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$890,000 Property Type House Suburb Berwick

Period - From 01/10/2023 to 30/09/2024 Source REIV

### 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 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
1	11 Outlook Dr BERWICK 3806	\$1,080,000	13/11/2024
2	3 Outlook Dr BERWICK 3806	\$960,000	27/08/2024
3	4 Shute Av BERWICK 3806	\$1,030,000	05/08/2024

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 six months.~~

This Statement of Information was prepared on:

14/01/2025 14:55



**Property Type:** House (Res)  
**Land Size:** 842 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
Year ending September 2024: \$890,000

## Comparable Properties



**11 Outlook Dr BERWICK 3806 (REI)**

**Agent Comments**



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 13/11/2024  
**Property Type:** House  
**Land Size:** 878 sqm approx



**3 Outlook Dr BERWICK 3806 (REI/VG)**

**Agent Comments**



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 27/08/2024  
**Property Type:** House  
**Land Size:** 872 sqm approx



**4 Shute Av BERWICK 3806 (REI/VG)**

**Agent Comments**



**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 05/08/2024  
**Property Type:** House  
**Land Size:** 881 sqm approx

**Account - Roger Davis Wheelers Hill | P: 03 95605000**