Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5 Shute Avenue, Berwick Vic 3806

Indicative selling price

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

Range between \$950,000 &	\$1,045,000
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Median sale price

Median price	\$890,000	Pro	perty 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)



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

Account - Roger Davis Wheelers Hill | P: 03 95605000





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