

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

12/5-17 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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

19/5-17 WILLIAM ROAD BERWICK VIC 3806	\$549,000	22-Feb-24
17/12 GRANT CLOSE BERWICK VIC 3806	\$590,000	08-Feb-24
12 MELZAK WAY BERWICK VIC 3806	\$590,000	05-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.~~

This Statement of Information was prepared on: 27 March 2024

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19/5-17 WILLIAM ROAD BERWICK VIC 3806

 Sold Price ^{RS} **\$549,000** ^{UN} Sold Date **22-Feb-24**
 2  1  1

 Distance **0.05km**

17/12 GRANT CLOSE BERWICK VIC 3806

 Sold Price ^{RS} **\$590,000** Sold Date **08-Feb-24**
 3  1  2

 Distance **0.27km**

12 MELZAK WAY BERWICK VIC 3806

 Sold Price **\$590,000** Sold Date **05-Nov-23**
 3  1  2

 Distance **1.8km**
RS = Recent sale

UN = Undisclosed Sale

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