

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

15/2-6 JERILDERIE DRIVE 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

\$619,000

&

\$680,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2024

to

28 Feb 2025

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

5/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$595,000	01-Mar-25
1/42 SUNNYSIDE DRIVE BERWICK VIC 3806	\$628,000	30-Sep-24
3/8-13 ADELAIDE CLOSE BERWICK VIC 3806	\$670,000	27-Nov-24

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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TURNKEY

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5/2-6 JERILDERIE DRIVE BERWICK Sold Price
VIC 3806

^{RS} \$595,000 Sold Date 01-Mar-25

3 2 2

Distance 0km

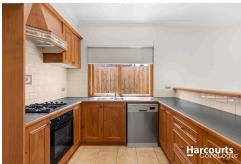


1/42 SUNNYSIDE DRIVE BERWICK Sold Price
VIC 3806

\$628,000 Sold Date 30-Sep-24

2 1 1

Distance 0.78km



3/8-13 ADELAIDE CLOSE BERWICK Sold Price
VIC 3806

\$670,000 Sold Date 27-Nov-24

3 1 1

Distance 0.88km

RS = Recent sale

UN = Undisclosed Sale

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