

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

3/10 PARKHILL 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2023

to

31 Aug 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

24/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$605,000	10-Apr-24
22/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$580,000	25-May-24
2/284 POUND ROAD HAMPTON PARK VIC 3976	\$580,000	04-Sep-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.~~

This Statement of Information was prepared on: 23 September 2024

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**24/2-6 JERILDERIE DRIVE
BERWICK VIC 3806**

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Sold Price **\$605,000** Sold Date **10-Apr-24**Distance **1.41km****22/2-6 JERILDERIE DRIVE
BERWICK VIC 3806**

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Sold Price **\$580,000** Sold Date **25-May-24**Distance **1.44km****2/284 POUND ROAD HAMPTON
PARK VIC 3976**

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Sold Price ^{RS} **\$580,000** Sold Date **04-Sep-24**Distance **4.6km****RS** = Recent sale**UN** = Undisclosed Sale

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