

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

7/101-105 GOLF LINKS 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

\$595,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2024

to

31 Jan 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

9 KINSALE VIEW BERWICK VIC 3806	\$651,500	18-Feb-25
1/4 GREENLAW CRESCENT BERWICK VIC 3806	\$620,000	21-Jul-24
2/66 GLOUCESTER AVENUE BERWICK VIC 3806	\$715,000	28-Jul-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: 27 February 2025



9 KINSALE VIEW BERWICK VIC 3806

2 1 2

Sold Price

^{RS} **\$651,500**

Sold Date

18-Feb-25

Distance

0.65km



1/4 GREENLAW CRESCENT BERWICK VIC 3806

3 1 2

Sold Price

\$620,000

Sold Date

21-Jul-24

Distance

1.16km



2/66 GLOUCESTER AVENUE BERWICK VIC 3806

2 2 1

Sold Price

\$715,000

Sold Date

28-Jul-24

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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