

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

1 STRATHAVAN 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

\$715,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2023

to

30 Jun 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

4 BEMERSYDE DRIVE BERWICK VIC 3806	\$774,000	13-May-24
13 GIFFORD CLOSE BERWICK VIC 3806	\$769,999	03-Jul-24
3 TOTTINGTON RISE BERWICK VIC 3806	\$737,000	28-Feb-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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**4 BEMERSYDE DRIVE BERWICK
VIC 3806**

 3  1  1

Sold Price **\$774,000** Sold Date **13-May-24**

Distance **0.45km**



**13 GIFFORD CLOSE BERWICK VIC
3806**

 3  1  2

Sold Price ^{RS} **\$769,999** Sold Date **03-Jul-24**

Distance **0.32km**



**3 TOTTINGTON RISE BERWICK VIC
3806**

 3  2  2

Sold Price **\$737,000** Sold Date **28-Feb-24**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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