

## 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

1/6 TYRELL PLACE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 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

3 JIANNI WAY BERWICK VIC 3806	\$680,000	16-Oct-24
4/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$657,000	30-Oct-24
25 SERENE WAY CLYDE NORTH VIC 3978	\$685,000	10-Oct-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 December 2024

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**3 JIANNI WAY BERWICK VIC 3806** Sold Price **\$680,000** Sold Date **16-Oct-24**

3 2 2

Distance **0.45km****4/18-26 MARLESFORD CRESCENT  
BERWICK VIC 3806** Sold Price **\$657,000** Sold Date **30-Oct-24**

3 2 2

Distance **1.44km****25 SERENE WAY CLYDE NORTH  
VIC 3978** Sold Price **\$685,000** Sold Date **10-Oct-24**

3 2 1

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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