

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

6/18-26 MARLESFORD CRESCENT 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2023

to

30 Sep 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

11/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$658,000	26-Sep-24
44/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$690,000	21-Jul-24
19 BELLEVUE DRIVE BERWICK VIC 3806	\$690,000	17-Sep-24

OR

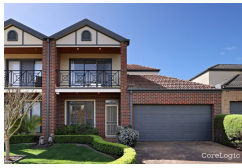
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 October 2024

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**11/18-26 MARLESFORD CRESCENT
BERWICK VIC 3806**

Sold Price

^{RS}

\$658,000

Sold Date

26-Sep-24

 3

 2

 2

Distance

0.05km



**44/18-26 MARLESFORD CRESCENT
BERWICK VIC 3806**

Sold Price

\$690,000

Sold Date

21-Jul-24

 3

 2

 2

Distance

0.17km



**19 BELLEVUE DRIVE BERWICK VIC
3806**

Sold Price

^{RS}

\$690,000

Sold Date

17-Sep-24

 3

 2

 2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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