

## 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

4 CARRINGTON PLACE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2023

to

31 May 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 7 RUTLAND ROAD BERWICK VIC 3806         | \$1,133,000 | 11-May-24 |
| 63 MELVILLE PARK DRIVE BERWICK VIC 3806 | \$1,100,000 | 24-Apr-24 |
| 23 DOMAIN CIRCUIT BEACONSFIELD VIC 3807 | \$1,150,000 | 12-Jun-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: 29 June 2024

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**7 RUTLAND ROAD BERWICK VIC 3806**

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,133,000**

Sold Date

**11-May-24**

Distance

**1.64km**



**63 MELVILLE PARK DRIVE  
BERWICK VIC 3806**

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,100,000**

Sold Date

**24-Apr-24**

Distance

**2.27km**



**23 DOMAIN CIRCUIT  
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,150,000**

Sold Date

**12-Jun-24**

Distance

**3.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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