

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 MELROSE COURT 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 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 SELKIRK COURT BERWICK VIC 3806	\$865,000	08-Sep-24
10 MANSFIELD STREET BERWICK VIC 3806	\$925,000	09-Aug-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 SELKIRK COURT BERWICK VIC 3806

Sold Price **\$865,000** Sold Date **08-Sep-24**

 3  1  2

Distance **0.29km**



10 MANSFIELD STREET BERWICK VIC 3806

Sold Price **\$925,000** Sold Date **09-Aug-24**

 3  1  2

Distance **1.69km**

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

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