

## 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

8 PRIME COURT 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

\$595,000

&amp;

\$650,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2022

to

31 Mar 2023

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

40 GRAND ARCH WAY BERWICK VIC 3806

\$650,000

08-Mar-23

29 MELZAK WAY BERWICK VIC 3806

\$631,000

12-Apr-23

8 GLENN ERIN WAY BERWICK VIC 3806

\$660,000

08-Feb-23

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: 19 April 2023

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### 40 GRAND ARCH WAY BERWICK VIC 3806

Sold Price

RS \$650,000

Sold Date

08-Mar-23

3
 2
 2

Distance

0.63km



### 29 MELZAK WAY BERWICK VIC 3806

Sold Price

RS \$631,000

Sold Date

12-Apr-23

3
 2
 1

Distance

0.38km



### 8 GLENN ERIN WAY BERWICK VIC 3806

Sold Price

\$660,000

Sold Date

08-Feb-23

3
 2
 1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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