

## 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

2/7 MANUKA ROAD 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

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2023

to

31 Aug 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

3/7 MANUKA ROAD BERWICK VIC 3806	\$405,000	06-Apr-24
47-49 PEEL STREET BERWICK VIC 3806	\$566,000	24-Jul-24
1/11 WILSON STREET BERWICK VIC 3806	\$538,000	02-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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**3/7 MANUKA ROAD BERWICK VIC 3806** Sold Price **\$405,000** Sold Date **06-Apr-24**

 1  1  1

Distance **0.01km**



**47-49 PEEL STREET BERWICK VIC 3806** Sold Price **\$566,000** Sold Date **24-Jul-24**

 2  1  1

Distance **1.16km**



**1/11 WILSON STREET BERWICK VIC 3806** Sold Price **\$538,000** Sold Date **02-Aug-24**

 2  1  1

Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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