

## 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

1/49 PALMERSTON STREET 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2022

to

30 Jun 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

4 EXELL MEWS BERWICK VIC 3806	805000	02-Mar-23
2/12 KILVINGTON COURT BERWICK VIC 3806	788000	10-Feb-23
17C SYLVIA ROAD BEACONSFIELD VIC 3807	750000	29-Apr-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.

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OBrien Real Estate

Lee Qiang

P 97018611

M 0430543669

E lee.qiang@obrienrealestate.com.au



**4 EXELL MEWS BERWICK VIC 3806**

3 2 1

Sold Price

**805000** Sold Date **02-Mar-23**

Distance **0.35km**



**2/12 KILVINGTON COURT BERWICK VIC 3806**

3 2 2

Sold Price

**788000** Sold Date **10-Feb-23**

Distance **0.54km**



**17C SYLVIA ROAD BEACONSFIELD VIC 3807**

3 2 1

Sold Price

**750000** Sold Date **29-Apr-23**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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