

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

LOT 2468 COLORADO PARADE 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Other

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

298 SOLDIERS ROAD BERWICK VIC 3806	\$559,000	24-Oct-23
288 SOLDIERS ROAD BERWICK VIC 3806	\$559,000	24-Oct-23
13 CARTAGENA STREET BERWICK VIC 3806	\$595,000	10-Nov-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: 09 April 2024

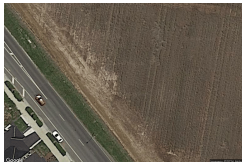


**298 SOLDIERS ROAD BERWICK
VIC 3806**

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Sold Price **\$559,000** Sold Date **24-Oct-23**

Distance **0.58km**



**288 SOLDIERS ROAD BERWICK
VIC 3806**

 -  -  -

Sold Price Sold Date **24-Oct-23**

Distance **0.59km**



**13 CARTAGENA STREET BERWICK
VIC 3806**

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Sold Price **\$595,000** Sold Date **10-Nov-23**

Distance **0.47km**

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

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