

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

4 BEMERSYDE DRIVE 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

\$760,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

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

| | | |
|-------------------------------------|-----------|-----------|
| 427 CENTRE ROAD BERWICK VIC 3806 | \$770,000 | 25-Mar-24 |
| 12 HEDGELEY DRIVE BERWICK VIC 3806 | \$787,250 | 07-Feb-24 |
| 27 ALBRECHT AVENUE BERWICK VIC 3806 | \$780,000 | 19-Dec-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: 01 April 2024



427 CENTRE ROAD BERWICK VIC 3806

Sold Price

^{RS}

\$770,000

Sold Date

25-Mar-24

 3

 2

 2

Distance

0.87km



12 HEDGELEY DRIVE BERWICK VIC 3806

Sold Price

\$787,250

Sold Date

07-Feb-24

 3

 2

 3

Distance

1.08km



27 ALBRECHT AVENUE BERWICK VIC 3806

Sold Price

\$780,000

Sold Date

19-Dec-23

 3

 2

 2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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