

## 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

5 QUEENS COURT 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2024

to

28 Feb 2025

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

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 2 JULIUS COURT BERWICK VIC 3806  | \$1,100,000 | 02-Dec-24 |
| 3 MCNABB STREET BERWICK VIC 3806 | \$1,010,000 | 06-Nov-24 |
| 5 FYFFE STREET BERWICK VIC 3806  | \$1,080,000 | 07-Mar-25 |

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: 27 March 2025



**2 JULIUS COURT BERWICK VIC 3806**

 5  2  2

Sold Price

**\$1,100,000**

Sold Date **02-Dec-24**

Distance **0.56km**



**3 MCNABB STREET BERWICK VIC 3806**

 2  2  2

Sold Price

**\$1,010,000**

Sold Date **06-Nov-24**

Distance **0.32km**



**5 FYFFE STREET BERWICK VIC 3806**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,080,000**

Sold Date **07-Mar-25**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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