

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 JEUNE GROVE 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

\$875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2023

to

31 Jan 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

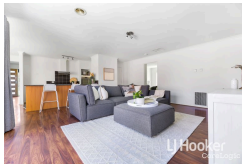
6 EGLINTON CLOSE BERWICK VIC 3806	\$855,000	17-Oct-23
4 TERRI-ESTER DRIVE BERWICK VIC 3806	\$855,000	21-Feb-24
37 COUNTY DRIVE BERWICK VIC 3806	\$886,000	29-Sep-23

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: 29 February 2024

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6 EGLINTON CLOSE BERWICK VIC 3806

Sold Price

\$855,000

Sold Date

17-Oct-23

4 2 6

Distance

0.06km



4 TERRI-ESTER DRIVE BERWICK VIC 3806

Sold Price

^{RS} **\$855,000**

Sold Date

21-Feb-24

4 2 2

Distance

0.31km



37 COUNTY DRIVE BERWICK VIC 3806

Sold Price

\$886,000

Sold Date

29-Sep-23

4 2 2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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