#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	8 Tulk Street, Berwick Vic 3806
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000	&	\$825,000
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#### Median sale price

Median price	\$875,000	Pro	perty Type	House		Suburb	Berwick
Period - From	20/01/2024	to	19/01/2025		Source	Property	/ Data

#### 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 six 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

1	31 Shaftsbury Av BERWICK 3806	\$791,000	13/09/2024
2	61 Bounty Way BERWICK 3806	\$805,000	04/09/2024
3	5 Apsley Tce BERWICK 3806	\$770,105	29/08/2024

#### 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 six months.

This Statement of Information was prepared on:	20/01/2025 12:05













Property Type: Land Land Size: 447 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** 20/01/2024 - 19/01/2025: \$875,000

### Comparable Properties



31 Shaftsbury Av BERWICK 3806 (REI/VG)





**Agent Comments** 

Price: \$791,000 Method: Private Sale Date: 13/09/2024 Property Type: House

Land Size: 539 sqm approx



61 Bounty Way BERWICK 3806 (REI/VG)





Agent Comments

Price: \$805,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 588 sqm approx



5 Apsley Tce BERWICK 3806 (REI/VG)



**Agent Comments** 

Price: \$770,105 Method: Private Sale Date: 29/08/2024 Property Type: House Land Size: 600 sqm approx

Account - 11 North | P: 1300 353 836





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