

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

22/2-6 JERILDERIE 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

24/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$605,000	12-Apr-24
5/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$620,000	29-Dec-23
23/52-54 SHINNERS AVENUE BERWICK VIC 3806	\$612,500	13-Mar-24

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 April 2024



**24/2-6 JERILDERIE DRIVE
BERWICK VIC 3806**

3 2 2

Sold Price

^{RS} **\$605,000**

Sold Date

12-Apr-24

Distance

0.04km



**5/2-6 JERILDERIE DRIVE BERWICK
VIC 3806**

3 2 2

Sold Price

\$620,000

Sold Date

29-Dec-23

Distance

0.09km



**23/52-54 SHINNERS AVENUE
BERWICK VIC 3806**

3 2 2

Sold Price

^{RS} **\$612,500**

Sold Date

13-Mar-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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