

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

4/5-17 WILLIAM ROAD 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

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

3/98 SWEENEY DRIVE NARRE WARREN VIC 3805	\$520,000	16-Jan-25
14/10 PARKHILL DRIVE BERWICK VIC 3806	\$600,000	27-Jan-25
2/10 JANE STREET BERWICK VIC 3806	\$601,000	23-Nov-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: 27 March 2025



3/98 SWEENEY DRIVE NARRE WARREN VIC 3805

2 1 1

Sold Price **\$520,000** Sold Date **16-Jan-25**

Distance **1.42km**



14/10 PARKHILL DRIVE BERWICK VIC 3806

2 2 1

Sold Price ^{RS} **\$600,000** Sold Date **27-Jan-25**

Distance **0.33km**



2/10 JANE STREET BERWICK VIC 3806

2 1 1

Sold Price **\$601,000** Sold Date **23-Nov-24**

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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