

STATEMENT OF INFORMATION

101 MARLBOROUGH ROAD, BERWICK, VIC 3806

PREPARED BY MANU SANDHU, JOURNEY REAL ESTATE, PHONE: 0423298350



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



101 MARLBOROUGH ROAD, BERWICK,

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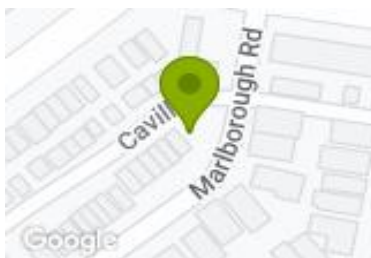
Indicative Selling Price

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

Price Range: \$670,000 to \$737,000

Provided by: Manu Sandhu, Journey Real Estate

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$850,000

01 October 2022 to 30 September 2023

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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 report has been compiled on 09/12/2023 by Journey Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

101 MARLBOROUGH ROAD, BERWICK, VIC 3806

Indicative selling price

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Price Range:

\$670,000 to \$737,000

Median sale price

Median price

\$850,000

Property type

House

Suburb

BERWICK

Period

01 October 2022 to 30 September 2023

Source

pricefinder

Comparable property sales

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:

09/12/2023