

## 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 Melzak Way Berwick VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2020

to

31 Jul 2021

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

4 Melzak Way Berwick VIC 3806	\$545,000	29-Jun-21
2 Apex Place Berwick VIC 3806	\$605,000	04-Aug-21
2/147 Golf Links Road Berwick VIC 3806	\$560,000	20-Jul-21

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: 13 August 2021



## OBrien Real Estate

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**4 Melzak Way Berwick VIC 3806**

Sold Price

**\$545,000**

Sold Date

**29-Jun-21**

3

1

1

Distance

**0.05km**



**2 Apex Place Berwick VIC 3806**

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**04-Aug-21**

3

2

2

Distance

**0.09km**



**2/147 Golf Links Road Berwick VIC 3806**

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date

**20-Jul-21**

3

2

1

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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