

# 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

5 Shute Avenue, Berwick Vic 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$895,000 & \$984,500

### Median sale price

Median price \$890,000 Property Type House Suburb Berwick

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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	11 Outlook Dr BERWICK 3806	\$1,080,000	13/11/2024
2	44 Gardiner St BERWICK 3806	\$1,100,000	02/10/2024
3	3 Outlook Dr BERWICK 3806	\$960,000	27/08/2024

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:

18/02/2025 11:40



4   2   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$895,000 - \$984,500

**Median House Price**

Year ending December 2024: \$890,000

## Comparable Properties



**11 Outlook Dr BERWICK 3806 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 13/11/2024

**Property Type:** House

**Land Size:** 878 sqm approx



**44 Gardiner St BERWICK 3806 (REI)**

**Agent Comments**

3   2   4

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 02/10/2024

**Property Type:** House

**Land Size:** 866 sqm approx



**3 Outlook Dr BERWICK 3806 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** House

**Land Size:** 872 sqm approx

**Account - Roger Davis Wheelers Hill | P: 03 95605000**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.