

# 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 Howard Place, Berwick, VIC 3806

### Indicative selling price

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

Price Range

\$755,000

&

\$830,000

### Median sale price

Median price

\$881,000

Property Type

House

Suburb

Berwick (3806)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

### Comparable property sales

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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
5 WATTLEBIRD COURT, NARRE WARREN VIC 3805	\$765,000	06/03/2023
12 BOUNTY WAY, BERWICK VIC 3806	\$807,000	02/03/2023
4 IMPERIA CLOSE, NARRE WARREN SOUTH VIC 3805	\$805,000	06/02/2023

This Statement of Information was prepared on: 20/04/2023