

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

27 MEADOWLANDS WAY 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

\$1,170,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$898,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2021

to

31 Oct 2022

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

7 SUNRIDGE PLACE BERWICK VIC 3806	\$1,210,000	07-Oct-22
20 FANFARE CLOSE BERWICK VIC 3806	\$1,195,000	18-Jul-22
30 BRIDGEWATER BOULEVARD BERWICK VIC 3806	\$1,255,000	16-Jul-22

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.

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7 SUNRIDGE PLACE BERWICK VIC 3806

Sold Price

^{RS}

\$1,210,000

Sold Date

07-Oct-22



4



2



3

Distance

0.44km



20 FANFARE CLOSE BERWICK VIC 3806

Sold Price

\$1,195,000

Sold Date

18-Jul-22



6



4



2

Distance

0.65km



30 BRIDGEWATER BOULEVARD BERWICK VIC 3806

Sold Price

\$1,255,000

Sold Date

16-Jul-22



5



2



2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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