

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 71 Streeton Way, Berwick, VIC 3806

Indicative selling price

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

Price Range

\$1,020,000

&

\$1,120,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Berwick (3806)

Period - From

01/04/2024

to

30/09/2024

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
9 HAVERBRACK DRIVE, BERWICK VIC 3806	\$1,100,000	08/05/2024
10 MCCUBBIN WAY, BERWICK VIC 3806	\$1,060,000	27/08/2024
19 GRAYDEN DRIVE, BERWICK VIC 3806	\$1,100,000	10/06/2024

This Statement of Information was prepared on: 09/10/2024