

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 SARAH-LOUISE PLACE 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Berwick

Period-from

01 Jan 2023

to

31 Dec 2023

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

17 GLENISLA WAY BERWICK VIC 3806	\$815,000	31-Aug-23
26 GRAND ARCH WAY BERWICK VIC 3806	\$810,000	03-Oct-23

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: 30 January 2024

**17 GLENISLA WAY BERWICK VIC 3806** 4  2  2

Sold Price

\$815,000

Sold Date

31-Aug-23

Distance

0.35km**26 GRAND ARCH WAY BERWICK VIC 3806** 4  2  2

Sold Price

\$810,000

Sold Date

03-Oct-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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