

# 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 47 Wintersun Road, 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

\$600,000

&

\$650,000

### Median sale price

Median price

\$457,000

Property Type

House

Suburb

Berwick (3806)

Period - From

01/10/2020

to

30/09/2021

Source

Core Logic

### Comparable property sales

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
7 COACHWOOD CRESCENT, NARRE WARREN VIC 3805	\$750,000	16/06/2021
23 MONTBRAE CIRCUIT, NARRE WARREN NORTH VIC 3804	\$740,000	19/08/2021
45 RYELANDS DRIVE, NARRE WARREN VIC 3805	\$505,000	22/04/2021

This Statement of Information was prepared on: 11/10/2021