

## 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

11 EZARD CLOSE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 EZARD CLOSE BERWICK VIC 3806	\$770,000	08-Jan-25
18 HARDY COURT BERWICK VIC 3806	\$810,000	16-Nov-24
2 JUMBUCK COURT BERWICK VIC 3806	\$789,000	18-Dec-24

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: 11 February 2025

	<b>2 EZARD CLOSE BERWICK VIC 3806</b>	Sold Price	<sup>RS</sup> <b>\$770,000</b>	Sold Date	<b>08-Jan-25</b>
	 4  2  2			Distance	<b>0.05km</b>
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	<b>18 HARDY COURT BERWICK VIC 3806</b>	Sold Price	<b>\$810,000</b>	Sold Date	<b>16-Nov-24</b>
	 3  2  2			Distance	<b>0.3km</b>
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	<b>2 JUMBUCK COURT BERWICK VIC 3806</b>	Sold Price	<b>\$789,000</b>	Sold Date	<b>18-Dec-24</b>
	 4  2  2			Distance	<b>0.69km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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