

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

2 ELLESSE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 2024

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

10 CLENDON STREET BERWICK VIC 3806	\$1,210,000	28-Aug-23
48 MONTPELIER DRIVE BERWICK VIC 3806	\$1,200,000	28-Nov-24
60 EDGBASTON CIRCUIT BERWICK VIC 3806	\$1,120,000	19-Oct-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: 23 December 2024

Vandana Dewan

P +61 423 894 812

M +61 423 894 812

E vandana@yourexpertrealestate.com.au

**10 CLENDON STREET BERWICK
VIC 3806**

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Sold Price **\$1,210,000** Sold Date **28-Aug-23**Distance **0.31km****48 MONTELIER DRIVE BERWICK
VIC 3806**

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Sold Price ^{RS} **\$1,200,000** Sold Date **28-Nov-24**Distance **1.24km****60 EDGBASTON CIRCUIT BERWICK
VIC 3806**

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Sold Price **\$1,120,000** Sold Date **19-Oct-24**Distance **0.69km****RS** = Recent sale**UN** = Undisclosed Sale

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