

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

9 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

\$1,020,000

&

\$1,090,000

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

6 LINCOLN AVENUE BERWICK VIC 3806	\$1,080,000	04-Oct-24
27 BETHANY LANE BERWICK VIC 3806	\$1,155,000	25-Sep-24
19 GRAYDEN DRIVE BERWICK VIC 3806	\$1,100,000	10-Jun-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: 19 December 2024

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6 LINCOLN AVENUE BERWICK VIC 3806 Sold Price **\$1,080,000** Sold Date **04-Oct-24**
 Distance **0.46km**

 4  2  3



27 BETHANY LANE BERWICK VIC 3806 Sold Price **\$1,155,000** Sold Date **25-Sep-24**
 Distance **0.73km**

 4  2  2



19 GRAYDEN DRIVE BERWICK VIC 3806 Sold Price **\$1,100,000** Sold Date **10-Jun-24**
 Distance **0.1km**

 4  3  2

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

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