

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

8/150 AVEBURY DRIVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2022

to

30 Sep 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

1/104 MANSFIELD STREET BERWICK VIC 3806	\$615,000	22-Apr-23
1/6 MESSMATE COURT BERWICK VIC 3806	\$618,000	17-May-23
5 MAGARRA CRESCENT BERWICK VIC 3806	\$660,000	22-May-23

OR

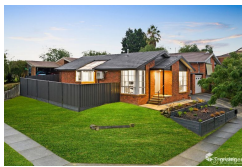
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 October 2023

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**1/104 MANSFIELD STREET
BERWICK VIC 3806**

 2  1  1

Sold Price

\$615,000

Sold Date

22-Apr-23

Distance

0.88km



**1/6 MESSMATE COURT BERWICK
VIC 3806**

 2  1  1

Sold Price

\$618,000

Sold Date

17-May-23

Distance

0.41km



**5 MAGARRA CRESCENT BERWICK
VIC 3806**

 2  1  1

Sold Price

\$660,000

Sold Date

22-May-23

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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