

## 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$729,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$484,500

Property type

Land

Suburb

Berwick

Period-from

01 Oct 2023

to

30 Sep 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

36 BUSHLARK COURT BERWICK VIC 3806	\$900,000	14-Jun-24
22 COACHWOOD CRESCENT NARRE WARREN VIC 3805	\$750,000	27-Apr-23
43 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804	\$650,000	16-May-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: 04 October 2024

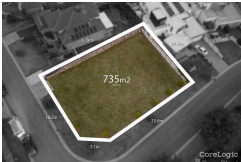


**36 BUSHLARK COURT BERWICK  
VIC 3806**

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Sold Price **\$900,000** Sold Date **14-Jun-24**

Distance **1.74km**



**22 COACHWOOD CRESCENT  
NARRE WARREN VIC 3805**

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Sold Price **\$750,000** Sold Date **27-Apr-23**

Distance **1.54km**



**43 MONTBRAE CIRCUIT NARRE  
WARREN NORTH VIC 3804**

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Sold Price **\$650,000** Sold Date **16-May-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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