

## 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

48 HANCOCK DRIVE 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

\$670,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2022

to

31 Jan 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

5 DAHLEN PLACE BERWICK VIC 3806	\$730,000	21-Feb-22
20 HANCOCK DRIVE BERWICK VIC 3806	\$760,000	10-Oct-22
20 DAHLEN PLACE BERWICK VIC 3806	\$730,000	19-Nov-22

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: 27 February 2023



**5 DAHLEN PLACE BERWICK VIC 3806**

 3  2  2

Sold Price

**\$730,000**

Sold Date

**21-Feb-22**

Distance

**0.16km**



**20 HANCOCK DRIVE BERWICK VIC 3806**

 3  2  2

Sold Price

**\$760,000**

Sold Date

**10-Oct-22**

Distance

**0.17km**



**20 DAHLEN PLACE BERWICK VIC 3806**

 3  2  2

Sold Price

**\$730,000**

Sold Date

**19-Nov-22**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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