

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

5 Shute Avenue, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Berwick

Period - From

01/01/2024

to

31/12/2024

Source

REIV

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 six 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	11 Outlook Dr BERWICK 3806	\$1,080,000	13/11/2024
2	44 Gardiner St BERWICK 3806	\$1,100,000	02/10/2024
3	3 Outlook Dr BERWICK 3806	\$960,000	27/08/2024

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 six months.~~

This Statement of Information was prepared on:

06/02/2025 11:47



4 bedrooms, 2 bathrooms, 2 cars

Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending December 2024: \$890,000

Comparable Properties



11 Outlook Dr BERWICK 3806 (REI/VG)

Agent Comments

4 bedrooms, 3 bathrooms, 2 cars

Price: \$1,080,000

Method: Private Sale

Date: 13/11/2024

Property Type: House

Land Size: 878 sqm approx



44 Gardiner St BERWICK 3806 (REI)

Agent Comments

3 bedrooms, 2 bathrooms, 4 cars

Price: \$1,100,000

Method: Private Sale

Date: 02/10/2024

Property Type: House

Land Size: 866 sqm approx



3 Outlook Dr BERWICK 3806 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$960,000

Method: Private Sale

Date: 27/08/2024

Property Type: House

Land Size: 872 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000



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