

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

3 BENNY PLACE 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2023

to

31 Oct 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

2 KIMBARRA DRIVE BERWICK VIC 3806

\$651,000

06-Aug-24

7 MELZAK WAY BERWICK VIC 3806

\$655,000

04-Jul-24

22A BEMERSYDE DRIVE BERWICK VIC 3806

\$670,000

08-Oct-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: 28 November 2024



2 KIMBARRA DRIVE BERWICK VIC 3806

Sold Price

\$651,000

Sold Date **06-Aug-24**

 3  2  1

Distance **0.83km**



7 MELZAK WAY BERWICK VIC 3806

Sold Price

\$655,000

Sold Date **04-Jul-24**

 3  1  2

Distance **1.34km**



22A BEMERSYDE DRIVE BERWICK VIC 3806

Sold Price

\$670,000

Sold Date **08-Oct-24**

 3  1  1

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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