Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	94a Golf Links Road, Berwick Vic 3806
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$795,000 & \$874,500	Range between	\$795,000	&	\$874,500
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Median sale price

Median price	\$878,000	Pro	perty Type	House		Suburb	Berwick
Period - From	20/02/2024	to	19/02/2025	s	ource	Property	/ Data

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

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1	163 Golf Links Rd BERWICK 3806	\$842,550	15/11/2024
2	92a Golf Links Rd BERWICK 3806	\$862,000	04/11/2024
3	61 Bounty Way BERWICK 3806	\$805,000	04/09/2024

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:	20/02/2025 17:34



Date of sale



Ismet Duratovic 0433 460 754 ismet.duratovic@raywhite.com

Indicative Selling Price \$795,000 - \$874,500 Median House Price 20/02/2024 - 19/02/2025: \$878,000

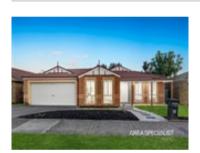




Property Type: House (Res) **Land Size:** 630 sqm approx

Agent Comments

Comparable Properties



163 Golf Links Rd BERWICK 3806 (REI/VG)

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Agent Comments

Price: \$842,550 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 509 sqm approx

92a Golf Links Rd BERWICK 3806 (VG)

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Agent Comments

Price: \$862,000 **Method:** Sale **Date:** 04/11/2024

Property Type: House (Res) Land Size: 653 sqm approx



61 Bounty Way BERWICK 3806 (REI/VG)

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Price: \$805,000

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Agent Comments

Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 588 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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