

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 94a Golf Links Road, Berwick Vic 3806

Indicative selling price

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

Range between \$795,000 & \$874,500

Median sale price

Median price \$878,000 Property Type House Suburb Berwick

Period - From 20/02/2024 to 19/02/2025 Source 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	Price	Date of sale
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



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

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

Comparable Properties



163 Golf Links Rd BERWICK 3806 (REI/VG)

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)

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)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 04/09/2024
Property Type: House
Land Size: 588 sqm approx

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