

## 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

2/2 SARAH-LOUISE PLACE 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

1/147 GOLF LINKS ROAD BERWICK VIC 3806	\$705,000	22-Jun-24
12 BEWLEY WAY BERWICK VIC 3806	\$690,000	14-Jun-24
9 BEWLEY WAY BERWICK VIC 3806	\$705,000	13-Sep-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: 15 November 2024

Jess Hall

M 0433820847

E jhall@barryplant.com.au



**1/147 GOLF LINKS ROAD BERWICK VIC 3806** Sold Price **\$705,000** Sold Date **22-Jun-24**

 3  2  1

Distance **0.25km**



**12 BEWLEY WAY BERWICK VIC 3806** Sold Price **\$690,000** Sold Date **14-Jun-24**

 3  1  1

Distance **0.49km**



**9 BEWLEY WAY BERWICK VIC 3806** Sold Price **\$705,000** Sold Date **13-Sep-24**

 3  2  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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